



# Broad Walk, Winchmore Hill

£2,950,000

**Havilands**

the advantage of experience



- 7 Bedroom Detached House
- Gated Entrance
- Grand Sized Rooms Throughout
- Luxury Jacuzzi/Sauna
- Master Bedroom with En-Suite & Walk-In Wardrobe
- Garage & Off-Street Parking for Multiple Vehicles
- Kitchen/Diner plus Utility & Laundry Room
- 36' x 21' Loft Room / Cinema Room
- Within easy reach of Winchmore Hill Station (Moorgate Approx 30 mins).
- EPC Rating: C



A Grand Detached Residence of Over 6,541 sq ft in Prime Winchmore Hill

This remarkable six-bedroom, gated detached home commands a prestigious corner position on Broad Walk and Branscombe Gardens. Thoughtfully designed and finished to an exceptional standard, the property boasts over 6,541 sq ft of versatile living space, including four reception rooms, five bathrooms, and outstanding outdoor amenities.

#### Ground Floor

Upon entering, the impressive reception hall sets the tone with its marble-tiled floor and elegant feature fireplace. The formal lounge, spanning approximately 30 ft, features an additional fireplace, upturned coving, and recessed lighting, creating a perfect setting for both entertaining and relaxation. Adjoining the lounge, the formal dining room leads seamlessly into a spacious family/games room, complete with a bar, a striking open fireplace, and picturesque views of the garden. The expansive kitchen/diner is a chef's dream, featuring sleek lacquered wall and base units, premium Siemens integrated appliances, and 20mm natural stone countertops. Additional practicality is provided by a separate utility room, a laundry room, a downstairs cloakroom WC, and a secondary hallway with access to the first-floor staircase.

#### First Floor

The first floor accommodates five generous double bedrooms, including the luxurious principal suite, which offers a walk-in wardrobe and a fully tiled five-piece en-suite bathroom. Two further bathrooms, one with a steam shower, serve the remaining bedrooms, while a separate WC and a study complete this level.

#### Second Floor

The top floor showcases a magnificent 36 ft x 20 ft games/playroom, ideal for recreation or relaxation. This floor also includes an additional double bedroom, a bathroom, and abundant storage.

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

## BROAD WALK, WINCHMORE HILL, N21 3BC

Approximate gross Internal Area  
607.70 sq m / 6541 sq ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

# Havilands

the advantage of experience