



# Winchmore Hill Road, Southgate

£1,790,000

**Havilands**

the advantage of experience





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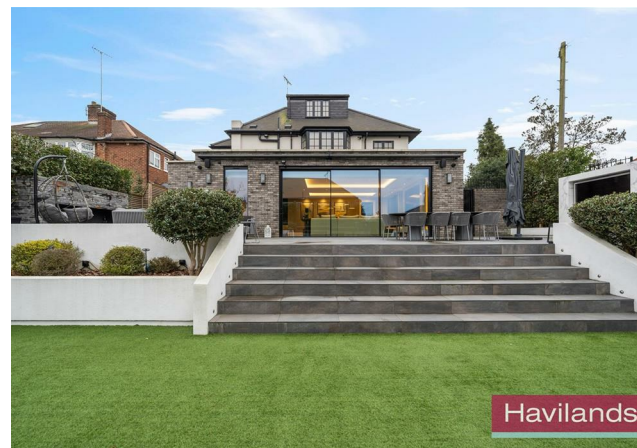
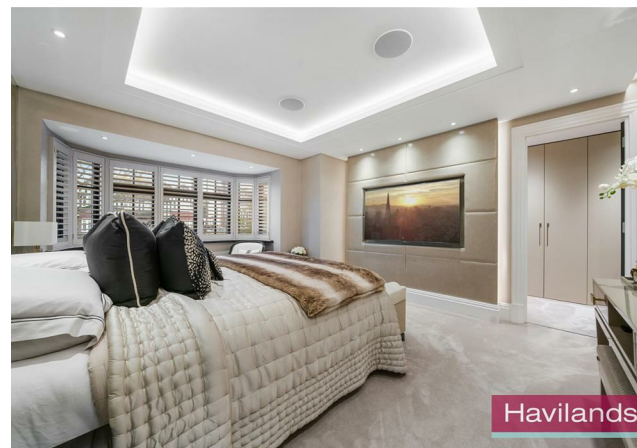


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- Luxurious Four Bedroom Detached House (Bedroom Four Currently being used as Utility/Storage)
- Carriage Driveway
- Luxurious Master Suite inc. En-Suite, Walk-in Wardrobe & Samsung AirDresser
- Bespoke Poggenpohl Kitchen
- Outdoor BBQ Room
- Home Gym including W/C & Additional Storage
- Outdoor TV & Fireplace
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Ashmole Academy & St. Andrew's CofE Primary School
- Grovelands Park Nearby



Havilands proudly presents this stunning gated family home, nestled on a prestigious road just moments from Southgate Station. Offering a perfect fusion of modern luxury and classic charm, this home is thoughtfully designed for elegant family living and exceptional entertaining.

**Ground Floor:** Step into a striking entrance hall that leads to an expansive, sunlit super room. This versatile space combines living, dining, and kitchen areas, enhanced by underfloor heating and air conditioning for year-round comfort. At its heart lies a bespoke Poggenpohl kitchen with sleek granite worktops, Gaggenau appliances, and an innovative Bora extractor.

Flow effortlessly into the dining area and TV nook, where a statement fireplace adds a touch of warmth and character. Bi-fold doors open to a meticulously landscaped garden, seamlessly extending the living space outdoors. Additional highlights include a flexible sitting room, currently a playroom, and a separate living room. A stylish guest WC completes the ground floor.

**Garden:** The garden is your private retreat, equipped with a garden room (now a gym with WC and storage), an outdoor TV, a BBQ area, and a fireplace—perfect for year-round relaxation or hosting unforgettable gatherings.

**First Floor:** The principal suite is a luxurious escape, featuring a bespoke dressing room including Samsung AirDresser and an elegant en-suite shower room. A second spacious bedroom with fitted wardrobes, a chic family bathroom, a utility room, and a second dressing room (convertible into a bedroom) complete this level.

**Second Floor:** The top floor offers a bright and serene bedroom with fitted wardrobes and a private en-suite, ensuring comfort and privacy.

**Exterior:** A grand carriage driveway provides ample off-street parking, while the rear garden is a sanctuary of style and practicality, designed to impress in every season.

This property is more than a home—it's a lifestyle. Don't miss your chance to make it yours!

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

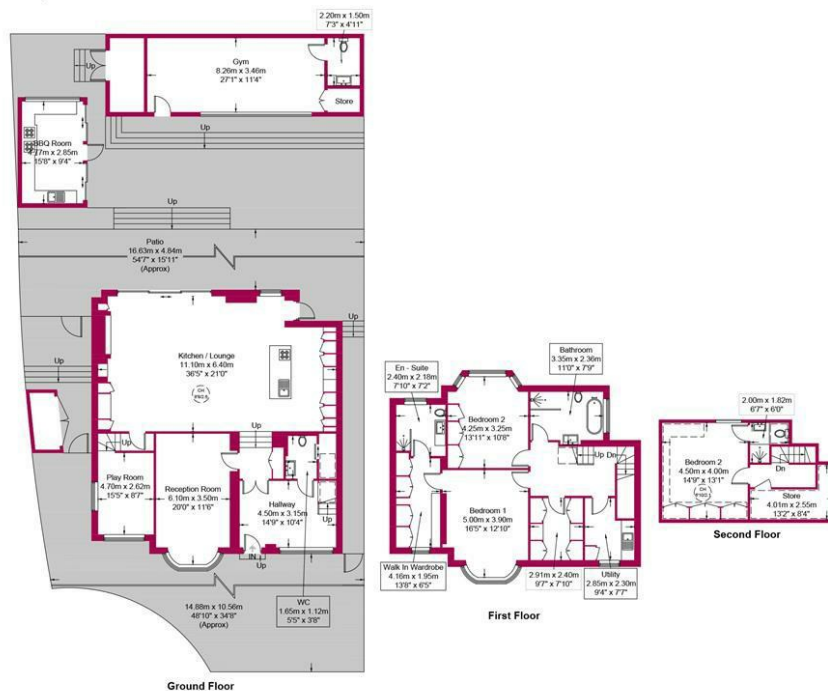
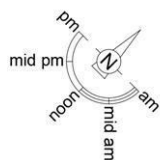


## Winchmore Hill Road, N14

Approximate Gross Internal Area = 3239 sq ft / 300.9 sq m

Restricted Height = 167 sq ft / 15.4 sq m

Outbuildings = 606 sq ft / 56.3 sq m



### 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>		
(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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team

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