

Wynchgate, N21

£2,850,000

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- Exquisite, Seven Double Bedroom, Five Bathroom, Detached Property offered Chain Free
- An Impressive 4,553 sq ft Living Space Tastefully Extended and Renovated to a High Spec Throughout
- 74ft South Facing, Garden with Substantial and Multifunctional Garden Room Backing Directly onto, and Enjoying Views over, Grovelands Park
- Ample Off-Street Parking and Integrated Garage
- 40ft, Light Filled, Kitchen/Diner/Reception Room with Bespoke Kitchen, Bar Area and Cabinetry
- Prep Kitchen, Utility, Plant room, W/C, Mudroom and Ground Floor Bedroom
- En-Suites, Dressing Room/Built In Storage and Balcony with Spectacular Views to Two, First Floor Bedrooms
- Excellent Transport Links; Southgate Underground (Piccadilly Line) and Winchmore Hill National Rail (Moorgate approx. 25 mins)
- Enjoys Close Proximity to Independent Cafes and Amenities of Picturesque Winchmore Hill Green and Southgate High Street
- Within Catchment of Several Sought After Schools including Eversley Primary (Outstanding) and Convenient for Keble Prep and Grange Park Prep

For more images of this property please visit havilands.co.uk

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Exquisite seven bedroom, five bathroom, detached property on Wynchgate, N21. Offering an impressive 4,553 sq ft across three floors the property has been tastefully extended and renovated to a high spec throughout by the current owners. The property benefits from ample off street parking and integrated garage to the front and a 74ft south facing garden backing directly onto, and enjoying views over, Grovelands Park.

The property itself is comprised of elegant entrance hall with storage and mudroom, reception room and integrated garage to the front. While the rear ground floor features a fantastic, light filled, bespoke kitchen/diner/reception area spanning 40ft with bar area with built in, bespoke cabinetry. Plus prep kitchen, utility, plant room, w/c and ground floor bedroom.

Up on the first floor there are four double bedrooms and four piece, family bathroom, with the two rear bedrooms benefitting from en-suites, bespoke, built-in storage/walk in wardrobe, and access to shared rear balcony enjoying spectacular views over Grovelands Park.

Up on the second floor there are two further double bedrooms, with dressing room to main bedroom, and four piece bathroom.

Outside the immaculate and low maintenance, south facing garden extends to 74ft and features a substantial two room, garden room plus shower room, offering flexible multifunctional living and entertaining space.

Ideally located on a highly sought after turning within easy reach of transport links including Southgate Underground (Piccadilly Line) and Winchmore Hill National Rail (Moorgate approx. 25 mins). The property also enjoys close proximity to independent cafes and amenities of picturesque Winchmore Hill Green and further amenities along Southgate High Street.

The property is in catchment of several sought after schools including Eversley Primary (Outstanding) and well placed for Keble and Grange Park Prep.

This exceptional property truly does have to be seen to be appreciated.

For more images of this property please visit havilands.co.uk

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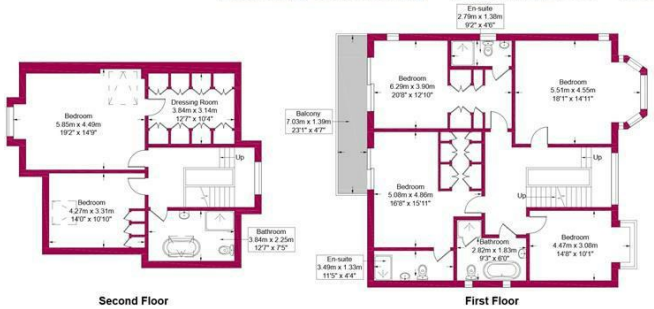
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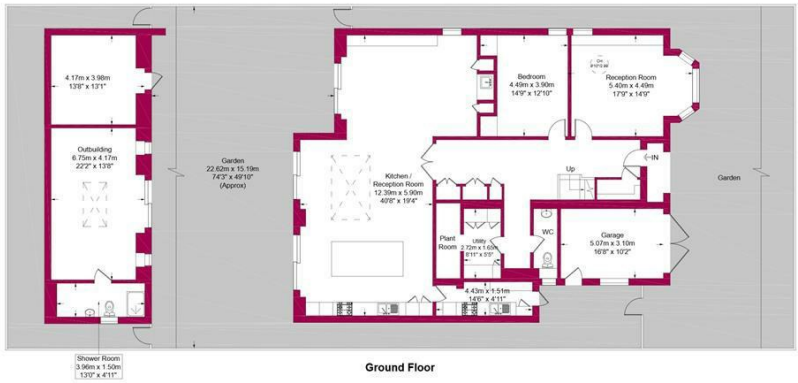
Wynchgate, N21

Approximate Gross Internal Area = 423.00 m² / 4553.13 ft²

Including Outbuilding = 48.90 m² / 526.35 ft² · **Including Garage** = 15.70 m² / 168.99 ft²







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This floor plan is for layout guidance only and is not drawn to scale. We have taken reasonable care in preparing and checking this plan, but all dimensions and floor areas shown are approximate. Please independently verify any measurements you intend to rely on before buying or renting the property, ordering furniture or fittings or starting building work. Produced by Prime Perspectives.

RICS

Energy Efficiency Rating

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

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