

Wades Hill, Winchmore Hill

£1,700,000

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Architecturally designed and comprehensively refurbished to an exceptional standard in 2019, this impressive 3,406 sq ft six-bedroom family home offers an outstanding combination of space, style and quality, featuring a stunning open-plan living area and extensive rear garden, all ideally positioned moments from The Green.

- Impressive Six Bedroom Property
- Four Bathrooms, Including Two En-Suites.
- Large Open-Plan Extended Kitchen and Reception Room
- Close Proximity to Winchmore Hill Village Green, Independent Coffee Shops and Grovelands Park
- Extensive Rear Garden
- Separate Garden Cabin Containing a Games/Snooker Room.
- 0.2 Miles from Winchmore Hill Station
- Architecturally Designed and Fully Refurbished in 2019
- In Catchment of St Pauls CofE Primary School, Eversley Primary School and Highlands Secondary
- Optional Cinema Room in Loft is Possible

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

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Havilands are delighted to present this substantial six-bedroom family home on Wades Hill, N21, offering approximately 3,406 sq ft (316.3 sq m) of versatile accommodation across three floors, including the garage, garden cabin, shed and restricted-height storage areas.

Architecturally Designed and Fully Refurbished in 2019, the property combines generous proportions with a modern finish and a layout designed for contemporary family living. A particular highlight is the spacious open-plan kitchen and reception space, featuring an impressive glazed lantern in the roof, large windows, a substantial central island and an abundance of fitted storage. The adjoining reception area provides an excellent space for dining and relaxed family living, with an abundance of natural light throughout.

Further accommodation includes a separate reception room, utility room, cloak room and additional practical storage. There are six well-proportioned bedrooms and, if preferred, the specification can change as the sixth bedroom can operate as a dedicated cinema room in the loft. There are also four bathrooms in total, including two en-suite bathrooms, providing excellent flexibility for family life and visiting guests.

To the rear, the property benefits from an extensive garden which stretches considerably beyond the house. At the far end of the garden is a separate cabin incorporating a studio and shed. The studio is currently arranged as a games and snooker room, offering a versatile additional space away from the main house which could lend itself to a variety of uses.

The property also benefits from a garage, providing valuable additional storage and practical space.

Ideally positioned on Wades Hill, the property is within easy reach of The Green in Winchmore Hill, with a range of local shops, cafés and amenities nearby. Winchmore Hill Station is approximately 0.2 miles away, providing rail services towards London.

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

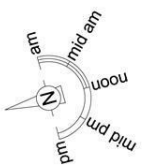
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Wades Hill, N21

Approximate Gross Internal Area = 3406 sq ft / 316.3 sq m
(Including Restricted Height/Outhouse/Shed & Garage)

Restricted Height = 105 sq ft / 9.8 sq m | **Shed** = 109 sq ft / 10.1 sq m | **Outhouse** = 205 sq ft / 19.0 sq m | **Garage** = 130 sq ft / 12.1 sq m





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(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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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.

RICS Certified Property Measurer

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