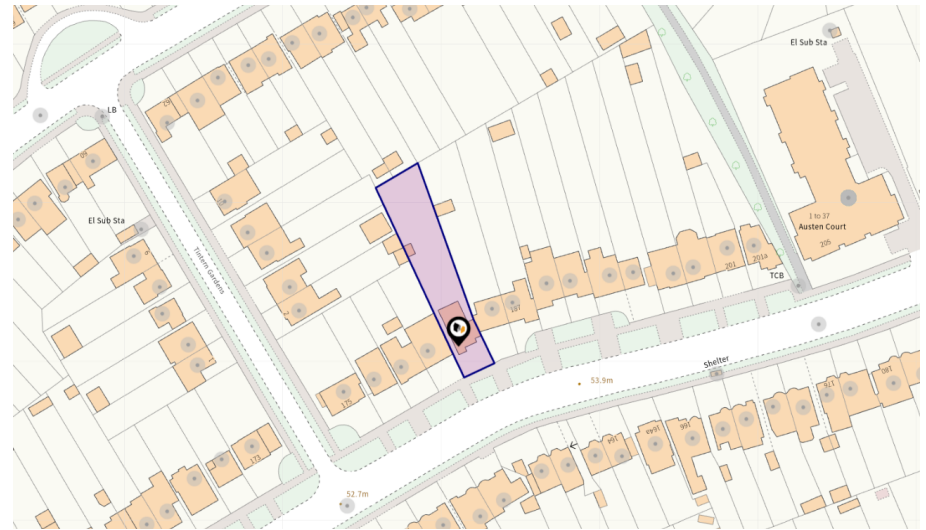




# Winchmore Hill Road, London, N21

Guide Price £750,000

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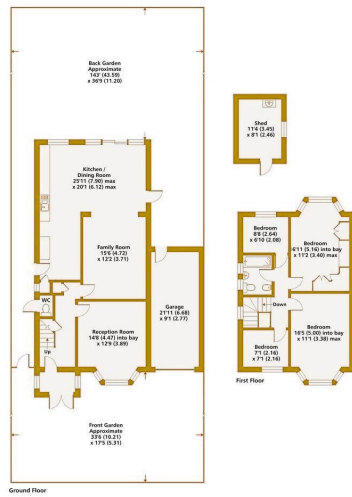
The property possess all the hallmarks of a long-term family home:

- 4 well-proportioned bedrooms
- Approx. 1,515 sq ft of internal living space
- Impressive 143ft private rear garden
- Excellent extension potential (STPP) - In January 2013 permission was granted for a proposed extension to roof at side to form gable end with two side dormers and one rooflight to front
- Opportunity to modernise in your own style and taste
- Garage
- Driveway for 2 Vehicles
- In the Catchment area of 'Outstanding' Schools, such as Highlands School, Eversley Primary School and Wolfson Hillel Primary School
- Positioned between Grovelands Park; a beautiful Grade II\* listed park spanning 40 acres and Oakwood Park; comprising 64 acres of land
- Walking distance to Southgate Underground Station (0.6 miles) and Winchmore Hill Train Station (0.8 miles)
- Bus 125 stops outside the property and routes from Winchmore Hill Station to Colindale Station
- Walking distance to Southgate, known for its village-like charm, independent shops, and a variety of cafes and restaurants.

This home will particularly appeal to:

- Growing families looking to upsize into a long-term residence
- Buyers seeking a property they can modernise and add value to
- Purchasers wanting strong schooling, green space, and transport links.





Windmore Hill Road, N21  
 Approximate Area = 1515 sq ft / 140.7 sq m (excludes wc)  
 Garage = 201 sq ft / 18.7 sq m  
 Shed = 92 sq ft / 8.5 sq m  
 Total = 1808 sq ft / 167.9 sq m  
 For identification only - Not to scale.



- Please Quote Property Reference OC864
- Owner Occupied Since 1982
- Potential to Further Extend (STPP)
- Driveway and Garage
- Walking Distance to Southgate Underground Station
- Guide Price of £750,000
- Chain-Free
- Opportunity to Acquire Your Long-Term Home
- 143ft Rear Garden
- In Catchment of Outstanding Schools

