



## HOUNSDEN ROAD, N21 1LU



**£1,140,000 Freehold**

- DETACHED
- TWO RECEPTIONS
- DOWNSTAIRS CLOAKROOM
- 100' GARDEN
- GARAGE
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- LARGE FRONTAGE
- PLANNING PERMISSION TO EXTEND AS DEPICTED IN CGI'S

## Property Details

A beautifully positioned family home moments from Winchmore Hill Green, offering generous living space, a mature garden and exciting scope to personalise.

Situated on the highly regarded Houndsden Road, this substantial home presents an excellent opportunity for families seeking both immediate comfort and long-term potential in one of N21's most desirable pockets.

The property offers well-proportioned accommodation throughout, with multiple reception areas providing flexibility for modern family living, entertaining and home working. A spacious kitchen/breakfast area overlooks the garden, creating a natural hub of the home, while large windows ensure a bright and airy feel across all principal rooms.

Upstairs, the property continues to impress with generously sized bedrooms and a family bathroom, offering ample space for growing families. The layout lends itself well to reconfiguration or enhancement, allowing buyers to tailor the home to their own style over time.

To the rear, a mature and private garden provides an ideal setting for outdoor dining, children's play and summer entertaining, while to the front there is off-street parking and a welcoming approach.



## Houndsden Road- N21

Approximate Gross Internal Area 146.8 m<sup>2</sup> ... 1580 ft<sup>2</sup> (excluding garden, cellar)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

MORTEMORE MACKAY

### 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		
	55	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

