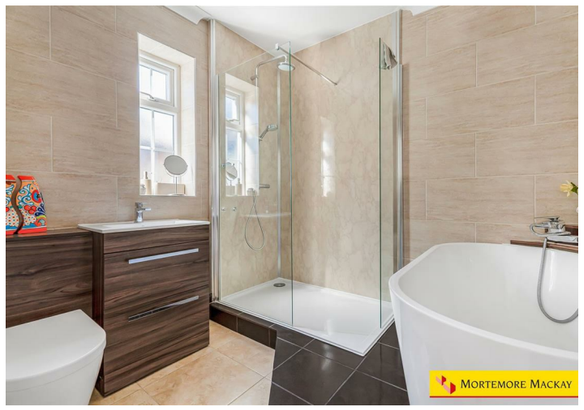
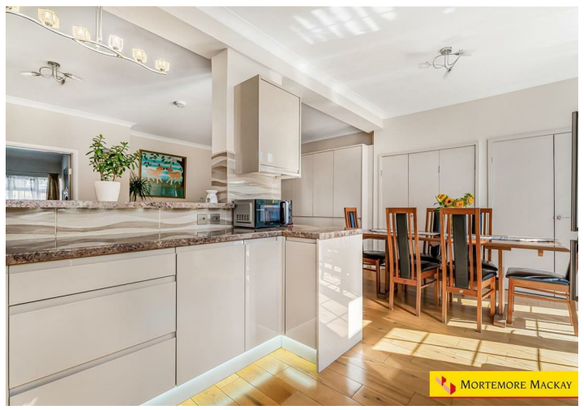
SHERBROOK GARDENS, N21 2NX















£1,250,000 Freehold

- DETACHED
- 3 RECEPTIONS
- DOWNSTAIRS BEDROOM/OFFICE WITH WET ROOM
- FAMILY BATHROOM
- OWN DRIVEWAY
- 5/6 BEDROOMS
- KITCHEN
- 2 ENSUITES
- SOUTH WEST FACING GARDEN

naea | propertymark PROTECTED

These details are not guaranteed correct, nor do they form part of any contract.

19 The Grangeway Grange Park London N21 2HD Telephone: 020 8360 9873
Fax: 020 8360 6513 E-mail: info@mortemoremackay.co.uk Iris Mortemore FNAEA

Property Details

Situated on a sought-after residential turning this substantial five/six-bedroom detached family home offers exceptionally versatile accommodation arranged across three floors, complemented by a generous rear garden and ample off-street parking.

The ground floor has been thoughtfully arranged with both family living and flexibility in mind. At the heart of the home is the spacious kitchen and dining area, providing an inviting setting for everyday dining and entertaining, alongside comfortable reception spaces that offer plenty of room for the whole family. There are two further spacious reception rooms.

A particularly valuable feature is the ground-floor bedroom with an adjoining wet room. This versatile arrangement is ideally suited to guests, an older relative or multigenerational living, while equally offering the flexibility to be used as an additional reception room, home office or playroom if preferred.

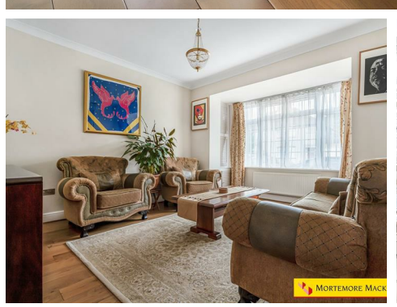
The upper floors provide four further bedrooms and well-appointed bathroom facilities. The master bedroom benefits from its own en-suite, while built-in storage to a number of the bedrooms adds to the practicality of the home. The top floor provides a particularly generous and private bedroom suite, creating an excellent space for older children, guests or those looking for a little more independence within the home.

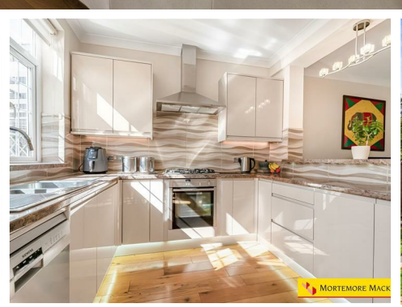
Outside, the property continues to impress. The south-facing rear garden extends to approximately 66ft and provides a wonderful setting for family life and summer entertaining. A paved terrace immediately behind the house offers space for outdoor dining and seating, leading onto an established lawn bordered by mature planting. A summer house positioned towards the rear provides a further versatile space.

To the front, the property benefits from ample off-street parking, an important advantage for a home of this size.

Situated in a convenient location in easy reach of Winchmore Hill Green, shops, cafes, restaurants, buses and railway station.









Approximate Gross Internal Area 2571 sq ft - 239 sq m
(Excluding Outbuilding)
Ground Floor Area 1246 sq ft – 116 sq m
First Floor Area 929 sq ft – 86 sq m
Second Floor Area 396 sq ft – 37 sq m
Outbuilding Area 173 sq ft – 16 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

MORTEMORE MACKAY

