

HOODCOTE GARDENS, N21 2NG



£1,250,000 Freehold

- SEMI DETACHED
- TWO RECEPTION ROOMS
- UTILITY ROOM
- 4 BEDROOMS
- GARDEN
- RECEPTION HALLWAY
- OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARAGE AND OFF STREET PARKING

Property Details

Situated in the sought-after residential enclave of Hoodcote Gardens, Winchmore Hill, this beautifully extended four-bedroom semi-detached home offers an ideal blend of character, space, and modern living. Upon entering, you are welcomed by a spacious reception hallway, setting the tone for the generous proportions throughout. The front lounge features a charming decorative feature fireplace, while the rear reception room enjoys a seamless connection to the garden via elegant French doors, perfect for family gatherings or quiet relaxation.

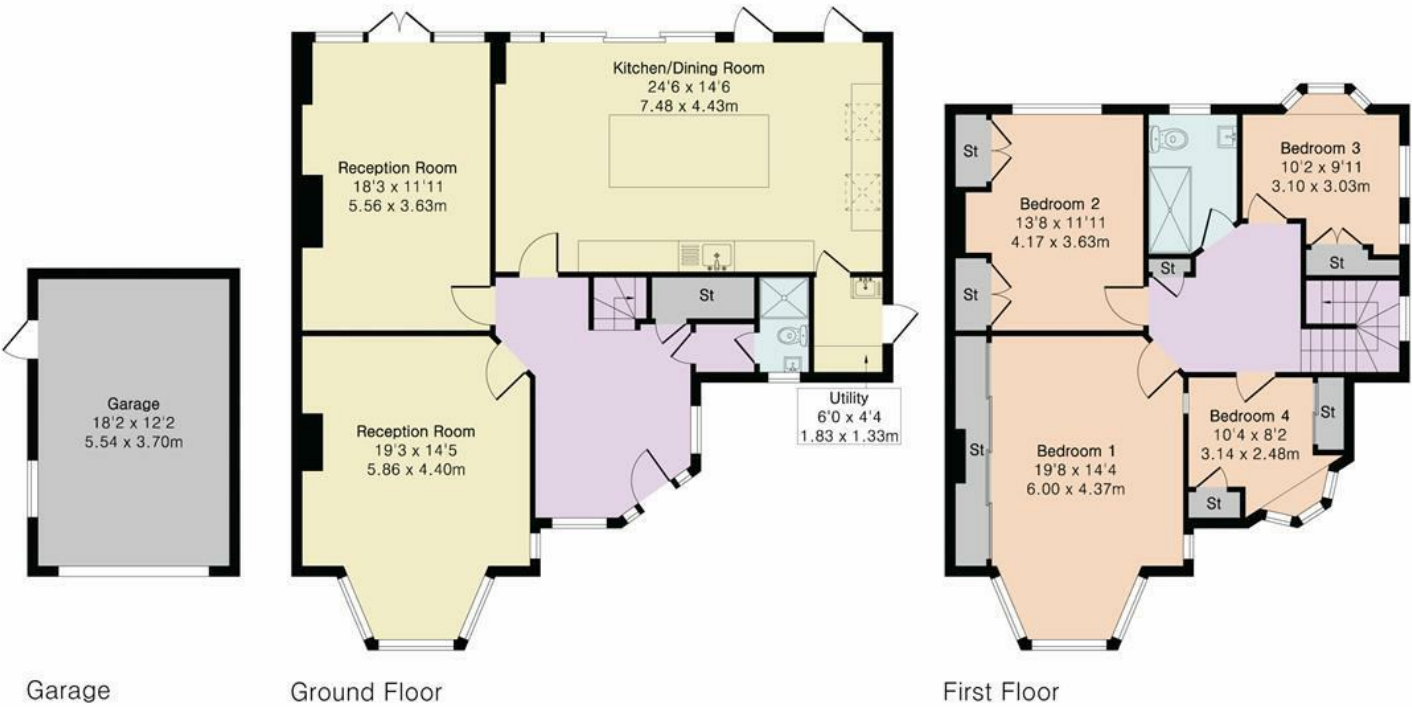
At the heart of the home lies an impressive open-plan kitchen/diner, fitted with a comprehensive range of wall and base units, a central island, and bi-fold doors that flood the space with natural light and open onto the rear garden. A utility room and downstairs WC add further practicality to this well-designed home. Upstairs, the property boasts four well-proportioned bedrooms and a modern family bathroom, ideal for growing families.

The rear garden is a wonderful outdoor retreat, featuring a patio area and a neatly kept lawn, with a garage accessed via its own driveway, providing ample storage or parking options. The gated front driveway is finished in smart block paving and offers further off-street parking.

Located in the heart of Winchmore Hill, the property enjoys easy access to a wide array of local amenities, shops, and highly regarded schools. Excellent transport links are close at hand, with Winchmore Hill rail station offering direct services into Moorgate, and convenient road connections via the A10 and North Circular (A406) making commuting a breeze. This is a rare opportunity to acquire a substantial family home in a highly desirable location.



Approximate Gross Internal Area 1825 sq ft - 170 sq m
Ground Floor Area 1064 sq ft – 99 sq m
First Floor Area 761 sq ft – 71 sq m
Garage Area 221 sq ft – 20 sq m
(Excluding Garage)



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

