

NOVUS Residential

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MANAGEMENT

WADES HILL, WINCHMORE HILL, N21



Rarely available; an iconic, well presented two-bedroom 'pink' weather boarded cottage located at the top of Wades Hill, very close to Winchmore Hill Green and within the Winchmore Hill Green Conservation Area. The accommodation comprises front door to: reception room which in turn leads to dining/study area and through to a separate (fully applanced) kitchen. The first floor comprises two double bedrooms and contemporary family bathroom suite. The property has an abundance of character and features to include feature fireplaces to the reception and dining room, sash windows, wooden flooring and paneling. Additionally, the property benefits from off-street parking to the front, and a mature lawned garden to the rear comprising paved patio area leading to lawned garden and brick-built store.

The property affords convenient access to Winchmore Hill Greens' numerous independent businesses including restaurants, gastro pubs, coffee shops and delicatessens. Grovelands Park with its green open spaces, woods, tennis courts and pitch and putt course is nearby. Winchmore Hill Station (Overground) provides regular commuter services to both London's Moorgate and Kings Cross Stations. The property is also situated within the catchment area of several local schools of good renown to include St Paul's CE Primary and Keble Preparatory School.

£550,000 (STC)

CHAIN FREE

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Council Tax - D £1,696 (Enfield)



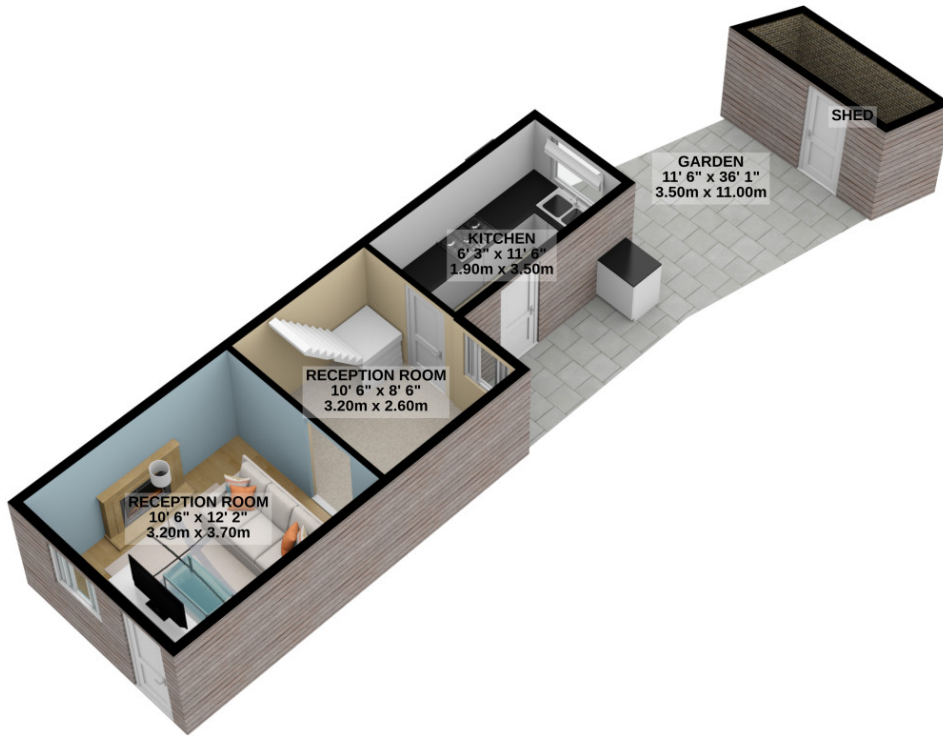




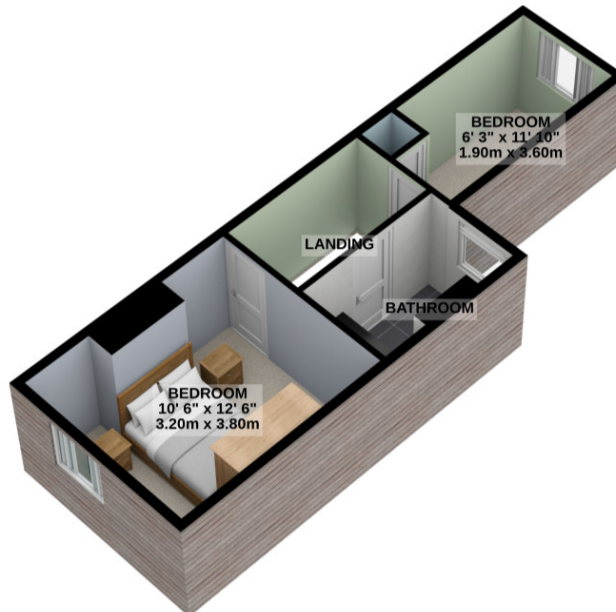


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GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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