

NOVUS Residential

SALES
LETTINGS
MANAGEMENT

BRACKENDALE, WINCHMORE HILL, N21



A stunning four-bedroom bay fronted house located upon this very sought-after residential street, just off of Winchmore Hill's Broadwalk. The accommodation extends to approximately 2,000 sq ft and comprises spacious entrance hall with doors to: bay fronted reception to front aspect, dining room with French doors opening to terrace, fully applanced contemporary kitchen/diner, separate utility room, study and guest WC. The first floor comprises master bedroom suite and three further double bedrooms, bathroom suite with oversize shower, separate WC and further shower suite. To the rear the property benefits from a large decked terrace leading to a circa 100' rear garden, laid to lawn with shrub borders and this in turn leads to a decked area with a large summer house that could have a variety of uses. To its front aspect the property provides off street parking for two/three vehicles. Features include coving, picture rails, herringbone parquet flooring in the entrance hall, original staircase and UPVC double glazing throughout. The property is presented in good decorative order and also benefits from very close proximity to Brackendale's Private Tennis Club which the property enjoys views over. The property also has current planning permission for a full width extension at the rear to provide additional living space. Offered Chain free.

Brackendale is a most sought after residential location in the heart of Winchmore Hill. The property is closely located to Grovelands Park with its green open spaces, picturesque lake, woods and tennis courts. The location is ideal for easy access to the many shops and amenities of Winchmore Hill Green that include numerous coffee shops, delicatessens, restaurants and gastro pubs. Winchmore Hill Railway Station is within comfortable walking distance and this provides regular commuter access to London's Moorgate and Kings Cross Stations. Several local schools of very good renown, to include St Monica's Catholic Primary and Keble Preparatory School, are within close proximity to Brackendale.

£1,350,000 (Subject to Contract)

FREEHOLD

0208 350 8936

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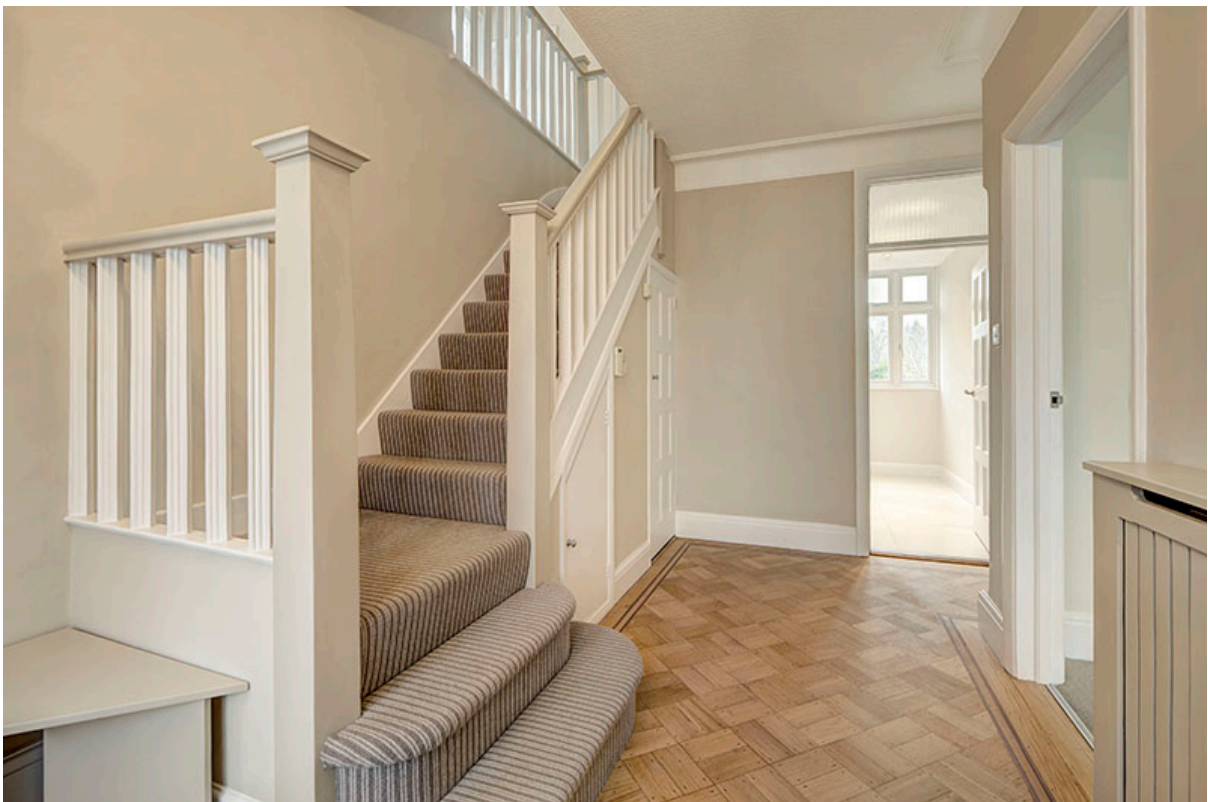
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Smarter property search

move@novusresidential.co.uk

PRS Property
Redress
Scheme



Council Tax - G £2,992 (Enfield)







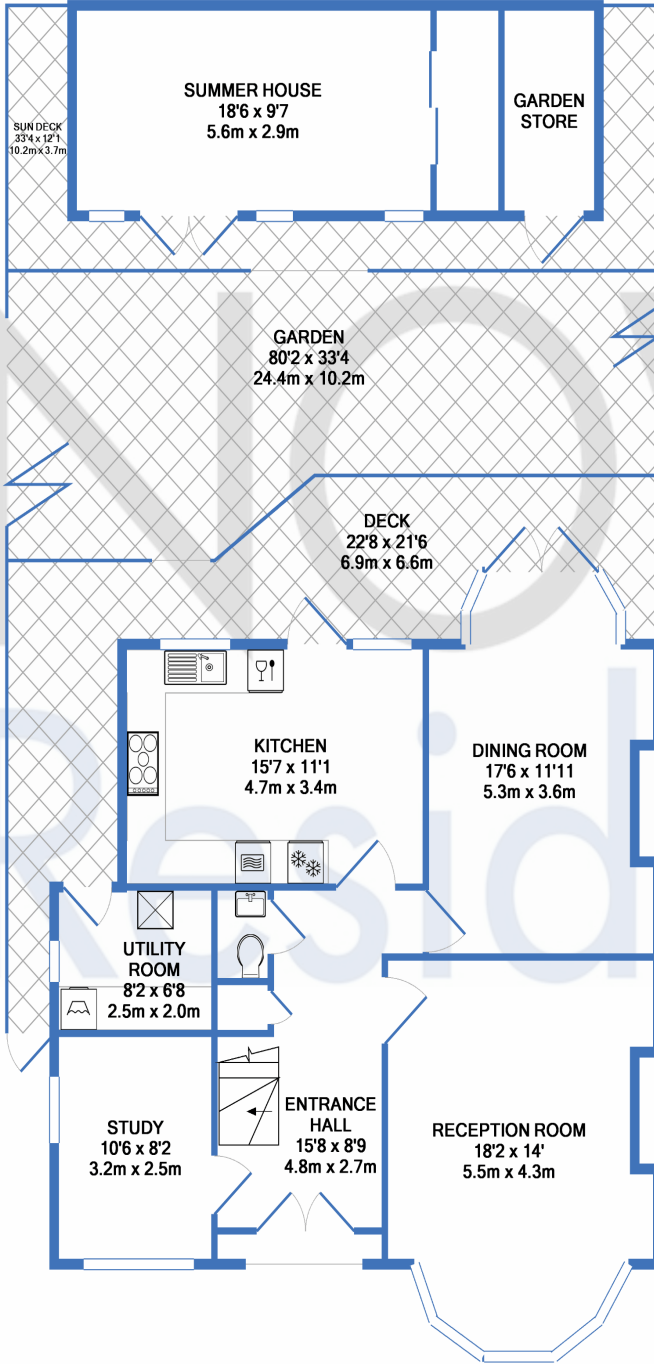








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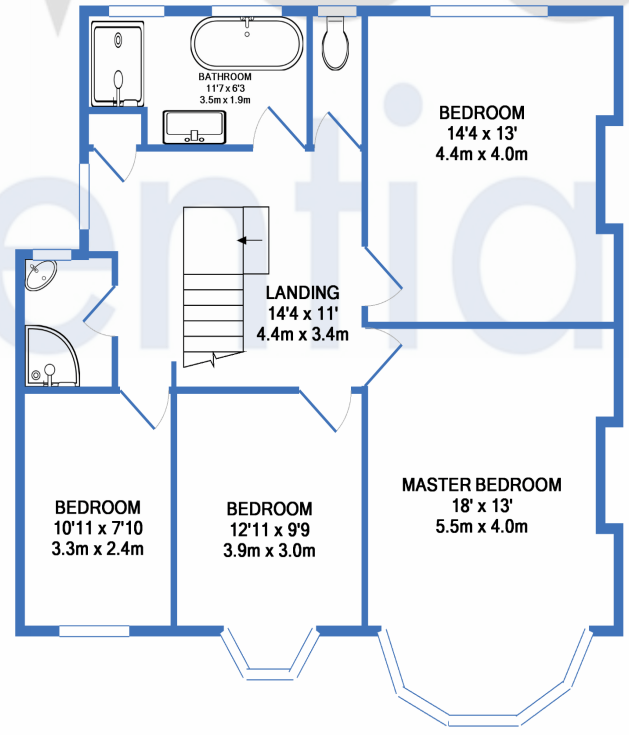


GROUND FLOOR
APPROX. FLOOR
AREA 1139 SQ.FT.
(105.8 SQ.M.)

BRAKENDALE, WINCHMORE HILL, N21
TOTAL APPROX. FLOOR AREA 1998 SQ.FT. (185.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 860 SQ.FT.
(79.9 SQ.M.)