

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

## WADES HILL, WINCHMORE HILL, N21



A very desirable two-bedroom, bay fronted 'pink' weather boarded cottage that benefits from both off street parking and a 'secret' garden. The cottage is well located upon Wades Hill, being very close to Winchmore Hill Green. The accommodation comprises front door to: through reception room, which in turn leads to a (fully applianced) galley kitchen. The first floor comprises master bedroom to front aspect, further bedroom to rear aspect and a family bathroom suite. Additionally, the cottage benefits from a large boarded loft space that is easily accessible. The property has an abundance of character and features to include, wood flooring and sash windows. Of particular note is the garden, which is split into two sections; a flagstone patio/terrace is accessed via the kitchen and this leads, via a brick built arch, to a 'secret' lawned landscaped garden with mature trees and shrub borders.

Located within the Winchmore Hill Conservation Area the property affords convenient access to Winchmore Hill Green with its numerous independent business's including restaurants, gastro pubs, coffee shops and delicatessen's. Groveland's Park with its green open spaces, woods and tennis courts is closely located as is Winchmore Hill Station (overground) which provides regular commuter services to both London's Moorgate and Kings Cross Stations. The property also is situated within the catchment area of several local schools of good renown to include St Paul's CE Primary and Keble Preparatory School.

**£640,000 (STC)**

**FREEHOLD**

**CHAIN FREE**

0208 350 8936

[move@novusresidential.co.uk](mailto:move@novusresidential.co.uk)

**rightmove**   
find your happy

**Zoopla**  
Smarter property search

**PRS** Property  
Redress  
Scheme



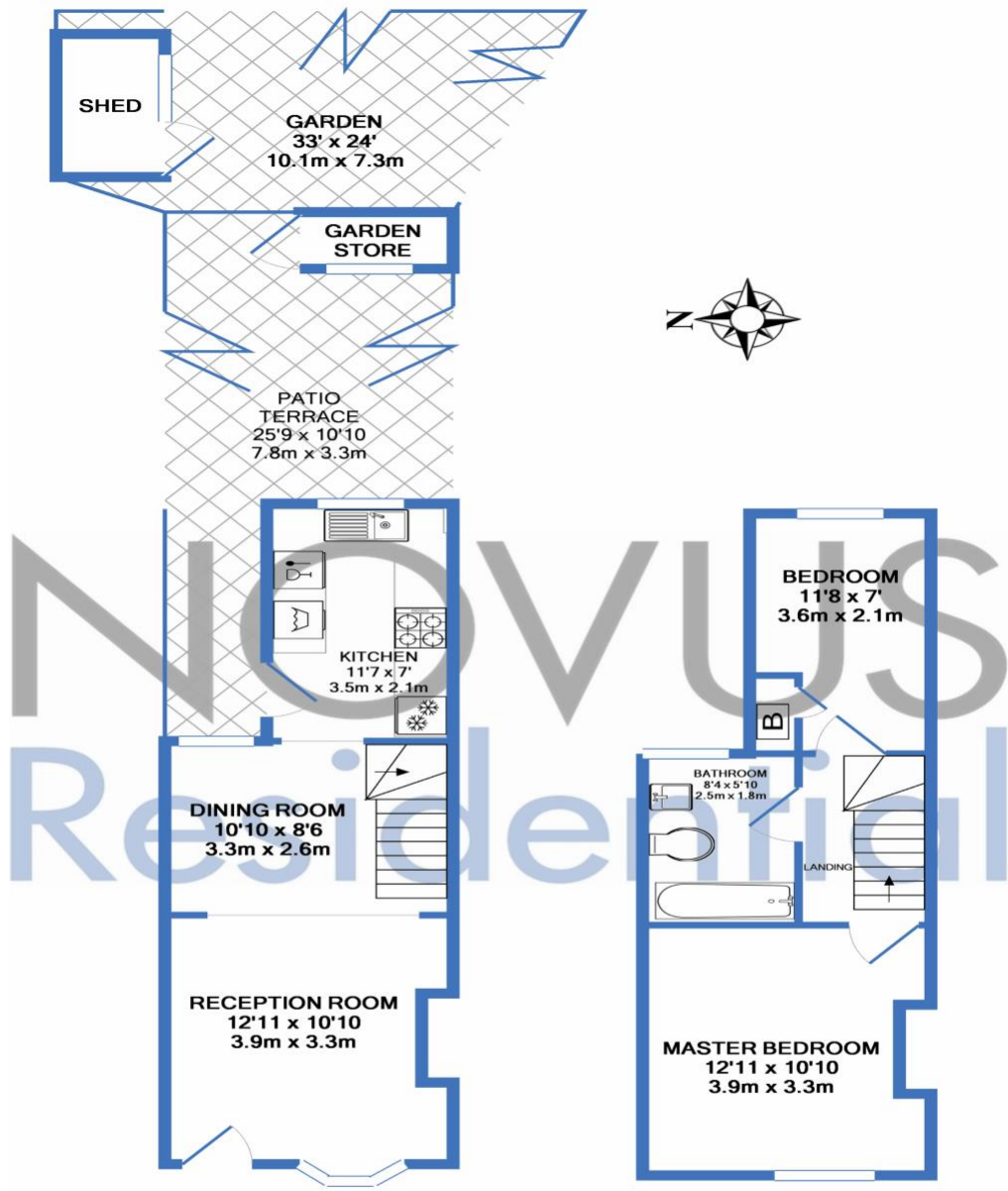
**Council Tax E £2,251 (Enfield)**











GROUND FLOOR  
APPROX. FLOOR  
AREA 32.2 SQ.M.  
(346 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 27.6 SQ.M.  
(297 SQ.FT.)

WADES HILL, WINCHMORE HILL, N21  
TOTAL APPROX. FLOOR AREA 59.8 SQ.M. (643 SQ.FT.)

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  
Made with Metropix ©2016

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.
- Should you have a query or complaint about our service, please contact us at [move@novusresidential.co.uk](mailto:move@novusresidential.co.uk).