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38 Radcliffe Road, London, N21 2SE

Offers In Excess Of £525,000

An absolute jewel of a property located in the very sought after area of Winchmore Hill. The current owners have added their personal touch to this two double bedroom, ground floor Edwardian halls adjoining conversion resulting in a stunning property.

The centre piece is the eye-catching kitchen/diner with the skylight and double doors creating lots of natural light.

The lounge has a feature gas fire place plus double glazed sash windows to the front and there are two double bedrooms with the main looking out to the private garden. The stylish, contemporary bathroom adds to the properties appeal as does the ample understair storage space, smoke alarms in all rooms and a boiler only installed 4 years ago.

Location is ideal, walking distance to all local amenities including Winchmore Hill Green with its restaurants and bars in a pedestrianised area.

Transport links are very good too, local bus links are very close by as is Winchmore Hill Train Station which is around a 5 minute walk and Waitrose is nearby as well.

Viewing is highly recommended!



FRONT

Grey slate laid to front, well maintained plants and shrubs to side and path to front door.

PORCH

With wooden flooring and meter cupboard.

HALLWAY

Welcoming hallway with very useful and spacious understair storage space. Laminate flooring.

LOUNGE

16'4 x 12'6 (4.98m x 3.81m)

Eye-catching bright, light lounge with working gas fire place and stylish sash bay windows with fitted blind shutters. Laminate flooring and two radiators.

KITCHEN/DINER

21'5 x 9'6 (6.53m x 2.90m)

Simply stunning kitchen with a range of base and eye level units and marble work surface. Space for a Rangemaster Oven, integrated dishwasher, double sink with mixer taps and space for fridge freezer. Tiled flooring, skylight window, spotlights and double French Doors to garden.

UTILITY ROOM

Plumbing for washing machine and shelving.

BEDROOM ONE

13'4 x 9'1 (4.06m x 2.77m)

Lots of natural light let into the main bedroom from the double French doors which lead into the garden. Carpeted flooring

BEDROOM TWO

10'2 x 8'5 (3.10m x 2.57m)

Second double bedroom with carpeted flooring, radiator and double glazed windows to rear.

BATHROOM

Contemporary style bathroom comprising of bath with Rain Forest type shower head and hand held shower, hand basin with vanity unit below and WC. Radiator, tiled floors and walls, extractor fan and frosted double glazed window to side.

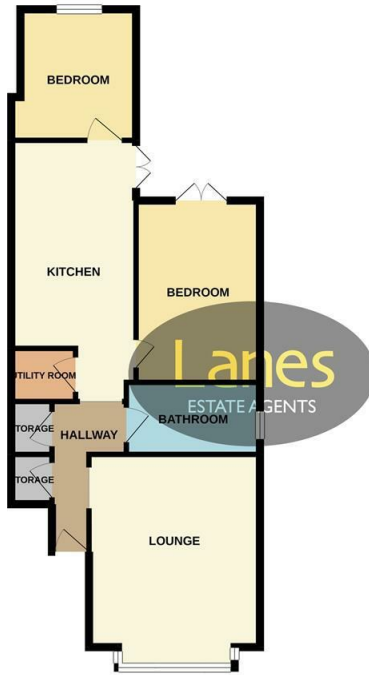
GARDEN

Very good size fully enclosed South West facing rear garden paved throughout with shed to rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		68	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the 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 measures, systems and appliances shown here are best viewed and no guarantee as to their operation or efficiency can be given. Made with Metragen ©2022.

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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

