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44a the orchard
n21 2dh



five
bedrooms



four bathrooms,
three ensuites



off street parking
& garage



high specification
throughout



underfloor
heating



sumptuous
interior design

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outstanding & distinguished on the orchard

5 bedroom detached family home

the very best of luxury living. this iconic, recently built, five bedroom home is spread over three floors and offers exceptional versatility and space to suit any living requirements.



OVERVIEW:

- recently built five-bedroom detached family residence
 - 5 bedrooms
 - 4 bathrooms, 3 en-suites
 - high specification throughout
 - loft room with en-suite and sky light
 - underfloor heating throughout the ground floor
 - off street parking via front driveway
 - rear access with garage
 - sumptuous interior design
 - 10 year new build warranty
-

every part of this thoroughly modern property has been decorated with style and panache, offering both comfort and convenience - not to mention a truly impressive loft room with en-suite, an outdoor studio/office, open plan living areas, beautiful aluminium bi-fold doors to the outside and stunning shower and bathrooms.

the kitchen is fully integrated with two ovens, an extensive breakfast bar and ample space

to put dining furniture - all within a fabulously attractive and sleek area.

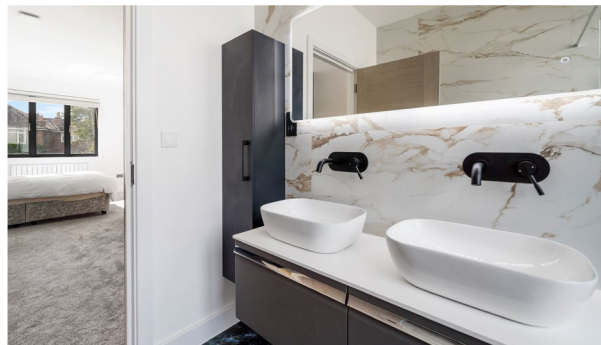
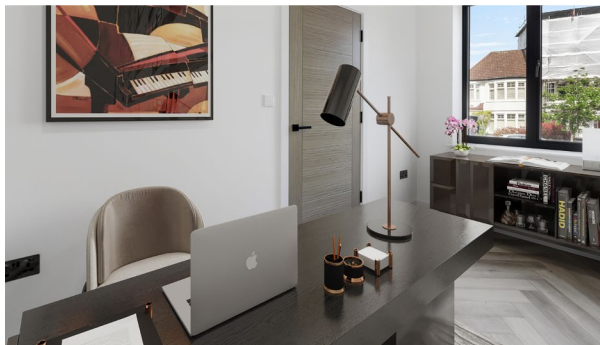
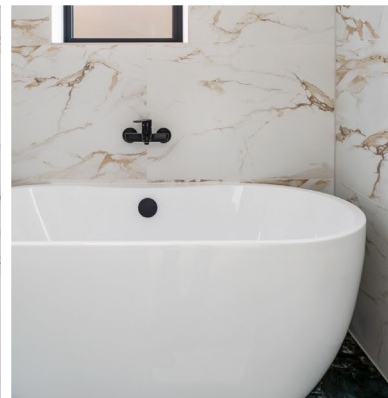
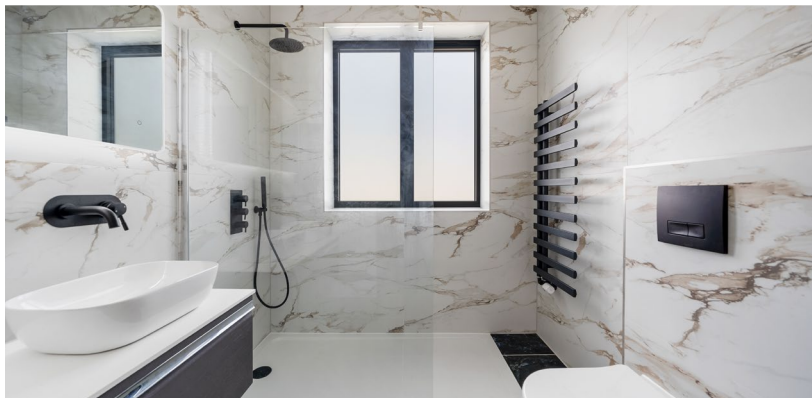
outdoors provides a brick-paved driveway to the front and a lawn and patio area to the rear, designed for easy maintenance and practicality. plenty of parking is available, with the driveway offering off-road parking for two cars, in addition to rear access into the garage.





with five bedrooms and extensive living space, there is total flexibility thanks to maximising the floor area- alongside a host of features that create a totally luxurious and abundant feel within every room. the second floor accommodates the fifth bedroom, which is fitted with skylights and has the added luxury of an en-suite, not to mention the astonishing views of the local area which can be seen from here.





LOCATION:

this property has everything needed to support residents within easy reach. the thriving community ensures plenty of activity and resources for all kinds of property owner, from single occupiers to large families with children of all ages.

grange park train station is a short distance away and is within travelcard zone 4 on the great northern line. bush hill park overground is

also close by. southgate tube station is also a short distance from this property and offers all services on the piccadilly line.

there are further transport services available from the grange park bus/coach station while road transport is also straightforward with the a10 and north circular roads both within easy access.

valuable information

EDUCATION:

primary schools:

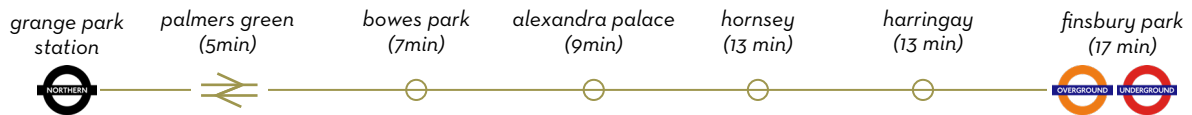
- 🎓 raglands school
(ofsted rated good) 1.1 miles away
- 🎓 grange park prep school
(ofsted rated good) 0.8 miles away
- 🎓 st paul's c of e primary school
(ofsted rated outstanding) 0.9 miles away

secondary schools:

- 🎓 edmonton county school
(ofsted rated good) 0.7 miles away
- 🎓 winchmore hill school
(ofsted rated good) 1.2 miles away
- 🎓 enfield grammar school
(ofsted rated good) 1.1 miles away

TRANSPORTATION:

grange park station (great northern) is 0.9 miles away with direct access to kings cross station from under 25 minutes.



grange park railway station is situated just off the grangeway, grange park in the london borough of enfield, north london, in travelcard zone 5. it is 8 miles 35 chains (8.44 miles, 13.58 km) down the line from london king's cross on the hertford loop line. the station and all trains serving it are operated by great northern. although located on the original 1871 route between wood green (now known as alexandra palace) and enfield, this station opened in 1910 at the same time as the line was extended northwards from enfield to cuffley.



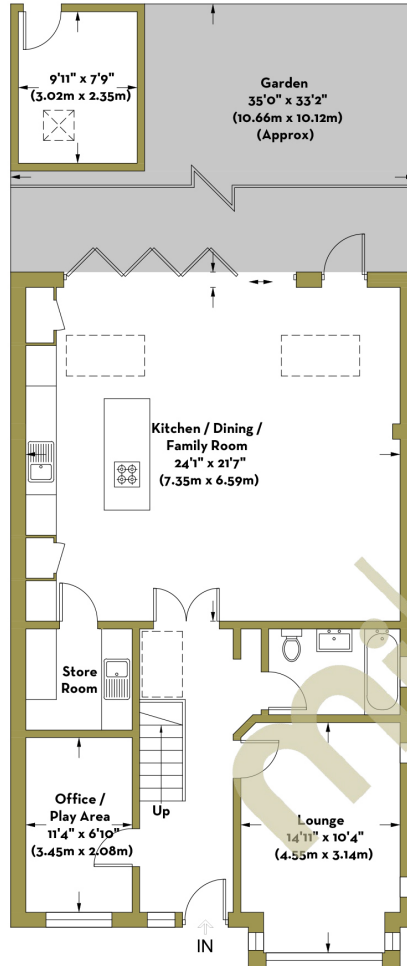
floorplan:



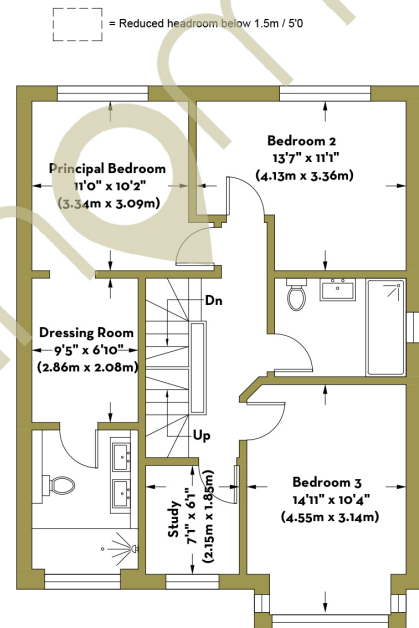
44A THE ORCHARD
N21 2DH

- approximate gross internal floor area: 2113 sq ft / 196.3 sq m
- reduced head room / eaves storage: 352 sq ft / 32.7 sq m
- outbuilding: 75 sq ft / 7sq m
- total: 2540 sq ft / 236sq m

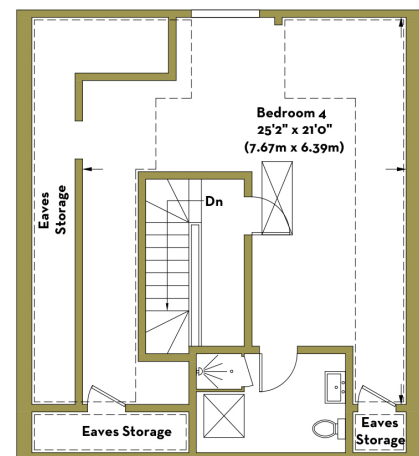
this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 965471)



Ground Floor = 1015 sq ft / 94.3 sq m



First Floor = 765 sq ft / 71.1 sq m



Second Floor = 684 sq ft / 63.6 sq m

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3

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4

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5

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