

COOMBE CORNER

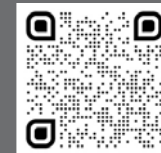
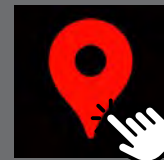
WINCHMORE HILL - N21

THOMAS
JAMES

kw



- FOUR BEDROOM HOUSE
- GARDEN STUDIO
- OPEN PLAN KITCHEN/LIVING SPACE
- CHAIN FREE
- LUXURY MODERN BATHROOM
- OFF STREET PARKING



FOR SALE
OIEO £950,000
FREEHOLD

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SEMI-DETACHED HOUSE

OIEO £950,000

PROPERTY DESCRIPTION

This property has been extended to over 1,500 sq ft to create a handsome house with all the best characteristics of a traditional semi and contemporary features that are ideally suited to modern lifestyles. The ground floor, for example, has two large living spaces, an original front living room and a large open kitchen/diner/lounge that's the social hub of the home. The front living room is large yet has a cosy feel, with a wood floor and a warm red feature wall that showcases the period fireplace and modern wood burning stove. There's ample space for two sofas and the large window is fitted with bespoke plantation shutters.

The main L-shaped open plan space has a further lounge area, and is thoughtfully laid out with a central island separating the kitchen from the rest of the room. The well-equipped kitchen has gloss grey cabinets, a metro-tiled splashback and lots of worktop space. There are great garden views from a window above the sink and it's directly connected to the outdoors by two sets of sliding doors in the adjacent dining area. This a fantastic space with a vaulted ceiling, two Velux windows, and floor to ceiling glazed sliding doors on two sides that open onto a raised deck with a glass balustrade, providing a continuous indoor/outdoor space, perfect for entertaining.

The first floor is home to three bedrooms. The main bedroom at the front has a large west-facing window and a wall of bespoke cabinetry that includes two wardrobes and frames an original cast-iron fireplace with ornate tiles. Next to this is the second bedroom, also a large double, with garden views. The third bedroom is ideal for a child or guest, or as a workspace. The family bathroom is stylish and spacious, with luxurious turquoise tiling and complementary brushed brass fittings.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING:

FREEHOLD



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There's a freestanding contemporary bath, a frameless glass shower cubicle, and a modern washbasin console and WC. An obscured glass window provides plenty of light and ventilation and there's underfloor heating. The fourth bedroom occupies most of the top (loft) floor. This has great natural light from two large Velux windows, and a smart en suite WC. Two separate eaves storage spaces are accessed via doors off the loft landing.

Outside, the property has an off-street parking space at the front and a side alley to the rear garden. This truly delightful all-season outdoor living space has two large decks, a central artificial lawn, lots of lovely mature planting, and a garden studio. This attractive New England style building is located at the rear of the garden. With large west-facing windows, it's fitted out as a luxe cabin, with a large main room and an en suite shower room with a WC.

The house is in the heart of Winchmore Hill, just a short walk from The Green, with its independent stores, cafes and restaurants, and close to the range of local shops and services, including a Sainsbury's supermarket, along Green Lanes.

Winchmore Hill overground station is less than half a mile from your door (a maximum nine minute walk). From here you can be in Moorgate in the City in 30 minutes. If you're driving, it's just five minutes to the A10 and seven to the North Circular Road.

There are plenty of lovely award-winning green spaces nearby, such as Groveland Park and Firs Farm Wetlands Park & Playing Fields.

The property is close to St. Paul's C of E and Highfield Primary School, both of which are rated outstanding by OFSTED. The selective Latymer secondary school is also nearby.

VIDEO

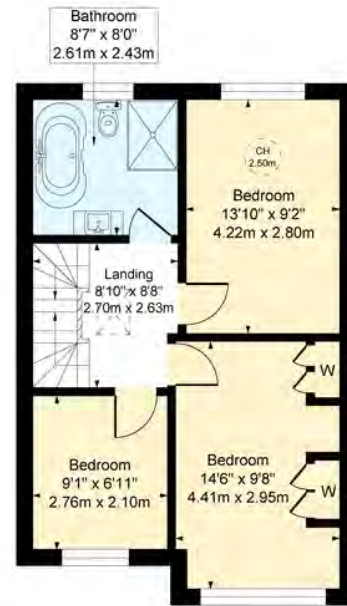


TRANSPORT

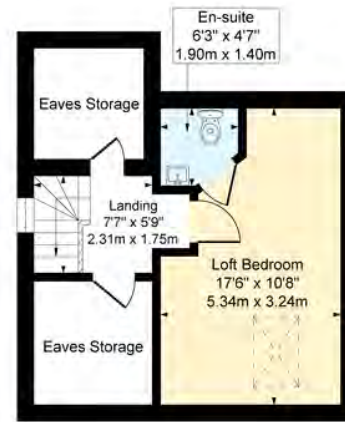




Ground Floor
73.47 sq m / 791 sq ft



First Floor
46.60 sq m / 502 sq ft



Second Floor
21.29 sq m / 229 sq ft

This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.

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