

43

BROAD WALK



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7 bedroom family residence

a statement, seven-bedroom, detached family residence is set behind a gated driveway lined with mature trees, offering a secluded site in one of the area's most prestigious roads and spanning over 6,600 square feet of luxury living space, teasing the very best of fabulous living accommodation.



OVERVIEW:

- seven bedroom gated residence
 - detached
 - over 6,600 sqft of luxury living space
 - off street parking for plenty of cars via paved driveway
 - abundance of period features throughout the home
 - three en-suite bedrooms
 - premium master bedroom with en-suite and walk in wardrobe
 - situated in winchmore hill's most prestigious road
 - outbuilding with spa facilities
 - nearby to all amenities and excellent education facilities
 - well maintained and fenced private rear garden
-

there is plenty of driveway behind the imposing gated entrance, carefully concealing much of the home from the road while providing a vast block-paved area - plenty of space for many vehicles.

the home boasts exquisite décor and ambience, with all rooms offering a wealth of features, including original fireplaces and coving, high ceilings and marble flooring.



three large reception rooms, including a lounge within a circular turret, plus a huge games and movie room add to the exceptional kitchen/diner with attached laundry/utility area. the kitchen/utility area provides a hugely generous area for most occasions and is the ideal heart of any party or gathering for family and friends.





five bedrooms occupy the first floor, three of which include the luxury of contemporary en-suites, and the master also has a walk-in wardrobe. the other bedrooms are both double rooms with plenty of space for storage and cupboards. further space is afforded in the loft area, which offers two further bedrooms, one with an en-suite.



LOCATION:

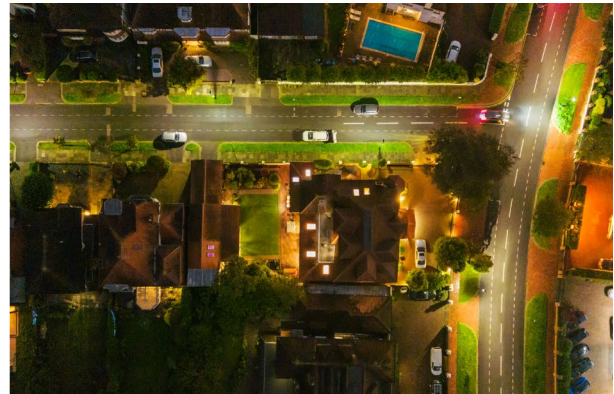
just a short distance to both winchmore hill and grange park mainline stations (approx.33 mins to kings cross) and a short distance to southgate underground station on the piccadilly line. the area is also well served with buses thanks to the nearby grange park bus/coach station and is within proximity to main roads such as the a10 and north circular for those who prefer or need to drive.

when it comes to education, parents and children alike have plenty to choose from.

highfield primary is close by and an inclusive three-form entry school with a population of around 690 children. eversley school is a particularly popular choice for primary school

education - a happy, safe and school which is proud of its 'outstanding' ofsted status. secondary schools are similarly successful. winchmore school is nearby, palmers green school is within a similar distance and has exceptional reports from parents and authorities alike while further options are available at edmonton county school.

as for free time, there are few areas in london offering so much in terms of open space and sports opportunity. apart from the various sports facilities including tennis and the bush park golf club, there are a wide variety of green open spaces plus plenty of opportunity to take a stroll along grovelands park, which is on this home's doorstep.



valuable information

EDUCATION:

primary schools:

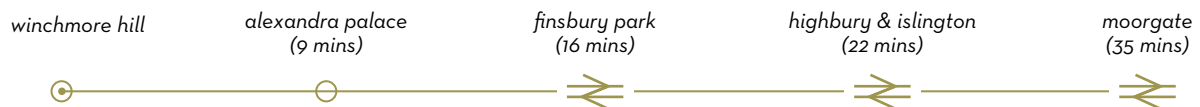
- 🎓 highfield primary school
(ofsted rated outstanding)
0.8 miles away
- 🎓 st paul's c of e primary school
(ofsted rated outstanding)
0.4 miles away
- 🎓 grange park primary school
(ofsted rated good)
1.2 miles away

secondary schools:

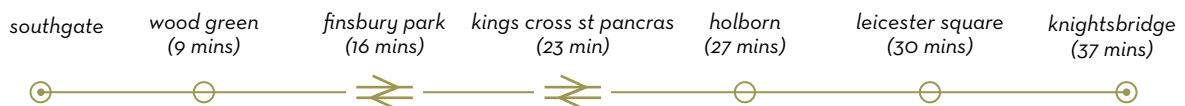
- 🎓 winchmore school
(ofsted rated good)
0.9 miles away
- 🎓 highlands school
(ofsted rated outstanding)
1.3 miles away
- 🎓 palmers green high school
(ofsted rated
0.6 miles away

TRANSPORTATION:

winchmore hill station (great northern) is 0.3 miles away. direct access to finsbury park from just 16 minutes.



southgate tube station (piccadilly) is 1.2 miles away with direct access to kings' cross station from under 30 minutes.



the piccadilly line is a deep-level london underground line running from the north to the west of london. it has two branches, which split at acton town, and serves 53 stations. the line serves heathrow airport, and some of its stations are near tourist attractions such as piccadilly circus and buckingham palace. the district and metropolitan lines share some sections of tracks with the piccadilly line. this line has two depots, at northfields and cockfosters, with a group of sidings at several locations. crossovers are at a number of locations, with some allowing for trains to switch onto different lines.

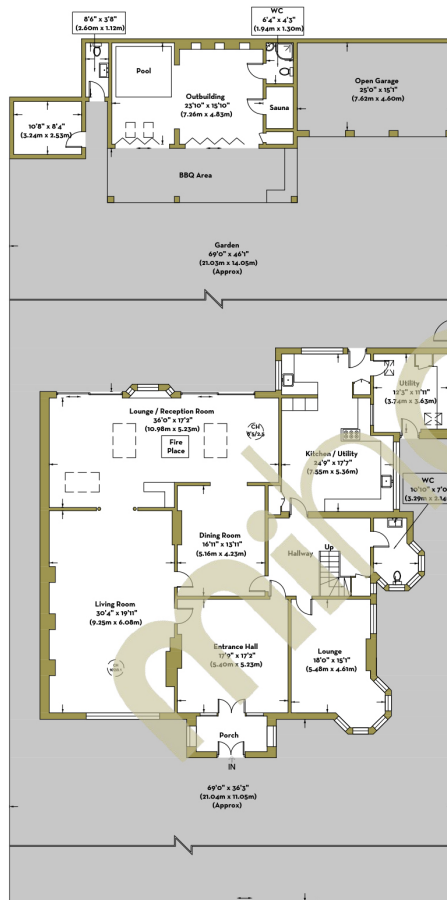
floorplan:



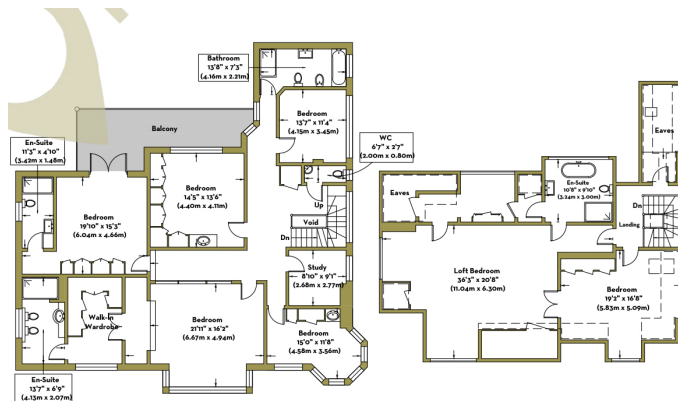
43 BROAD WALK,
LONDON, N21 3BL

- epc rating: c
- council tax band: h
- approximate gross internal floor area: 6024 sq ft / 559.7 sq m (excluding reduced headroom / eaves)
- outbuilding: 578 sq ft / 53.7 sq m
- total: 6602 sq ft / 613.4 sq m
- reduced headroom / eaves: 247 sq ft / 23 sq 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 1017707)

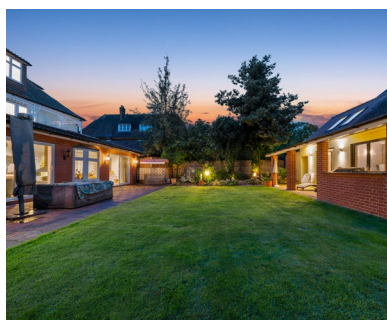


Ground Floor = 2976 sq ft / 276.5 sq m



First Floor = 1914 sq ft / 177.8 sq m

Second Floor = 1134 sq ft / 105.4 sq m



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