

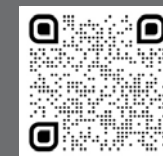
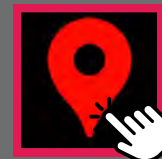
WADES HILL

WINCHMORE HILL - N21

THOMAS
JAMES
ESTATE AGENTS



- FIVE BEDROOM TERRACED HOME
- COVERED CARPORT AND GARAGE
- THREE LIVING ROOMS
- PRIME WINCHMORE HILL LOCATION
- 2000sqft OF INTERNAL SPACE
- FRONT AND REAR GARDENS



FOR SALE
OIEO £950,000
FREEHOLD

WADES HILL

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5 BEDROOM FAMILY HOME

Offers in excess of £950,000

PROPERTY DESCRIPTION

This substantial five bedroom house in a prime Winchmore Hill location has a covered carport and a garage to the rear. Just minutes from the train station, the many amenities of The Green, and Grovelands Park, this is a very desirable place to live.

With over 2,000 square feet of internal space and well-proportioned rooms, this handsome house with attractive original Victorian features dates back to 1898 but is well-suited to modern living.

There are three living rooms on the ground floor. A traditional-style front reception room, a central dining room, and a rear living room. The front room has a large bay window, whilst the rear living room is home to a beautiful original fireplace and has large, glazed sliding doors that open onto the rear garden tiled patio. Both rooms have original ceiling cornicing, ceiling roses and a picture rails.

The central dining room is a charming room with a window to the rear lean-to and an arch to the conveniently adjacent kitchen. The dining room and kitchen have the same wood laminate flooring, and the kitchen is well-equipped, with fitted wall and floor cupboards with integrated appliances and a tiled splashback. There's also a smart monochrome-tiled shower room on this floor.

The first floor is home to three bedrooms and a family bathroom. This is fully tiled, has good natural light from an obscured glass window, and is fitted with a bath and a separate shower as well as a freestanding washbasin. The WC, which also has a window, is in an adjacent room.

The main double bedroom is at the front of the house. This impressive room has a large east-facing window (great for morning sun), generous proportions and a cast-iron feature fireplace. The second double bedroom is at the rear and has two windows with garden views and two fitted wardrobes. The third double bedroom is currently fitted out as a kitchen/utility room.

COUNCIL TAX BAND: F
Enfield Council

EPC RATING: E

FREEHOLD



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The fourth and fifth bedrooms are on the second floor. Both are doubles and have dormer windows and fitted wardrobes.

Outside, the property has an appealing frontage with a lawned front garden, encaustic-tiled path and railings. The rear garden has been landscaped to provide a terrace adjacent to the rear of the house, a lawn with a paved path, borders for planting. At the end of the garden there's also a large, covered lean-to and a brick garage, with rear vehicle access via Wades Grove.

The friendly neighbourhood of Winchmore Hill is one minute from your door. Centred around The Green, it has a wide its selection of local independent shops, coffee shops and gastropubs.

Transport links are excellent, with the Winchmore Hill station a mere four minutes' walk away. From here you can be in central London in just over twenty minutes (23 min to King's Cross) and the City in about half an hour (32 min to Moorgate).

It's a three minute drive to the North Circular Road which provides fast journeys across the capital and to the motorway network.

Award-winning Grovelands Park is within half a mile. This stunning green space is popular with locals who enjoy its varied grounds including grassland, woods, and sports courts.

There are several good schools in the area, including St Paul's C of E Primary School and Keble Prep School.

VIDEO



TRANSPORT

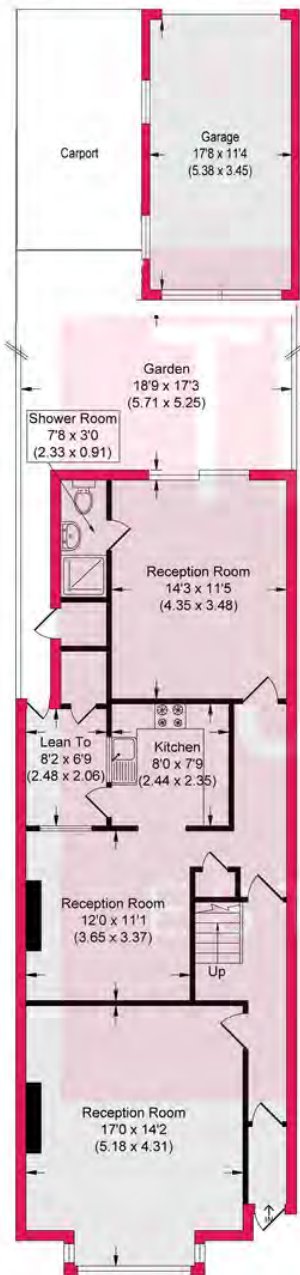


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

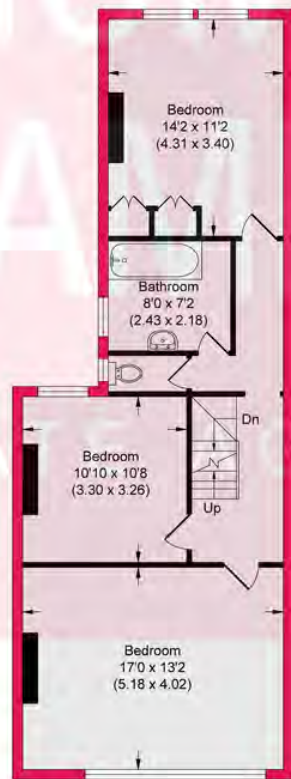
All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Garage
18.56 sq.m. (199.78 sq.ft.) approx.

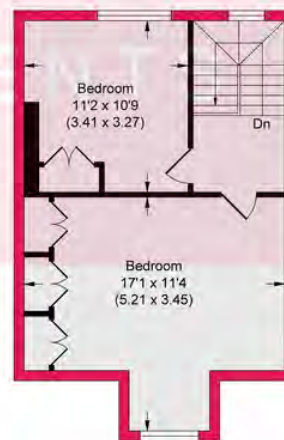
Ground Floor 75.41 sq.m (811.71 sq. ft approx.



First Floor
64.54 sq.m. (694.70 sq.ft.) approx.



Second Floor
37.97 sq.m. (408.70 sq.ft.) approx.



TOTAL FLOOR AREA : 196.48 sq.m. (2114.89 sq.ft.) approx.

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Deco. Lightbulbs 2.00 each P. 40 KGS
N.W. 35 KGS G.W. 40 KGS

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