

88

BOURNE  
HILL

mihomes  
prime

## contemporary allure and timeless charm *four bedroom, semi detached family residence*

---

*impeccably maintained, this four-bedroom semi-detached residence epitomizes contemporary living at its finest. nestled within an enviable locale, its charming exterior boasts a meticulously designed block-paved driveway, offering off-street parking for multiple vehicles, in addition to a garage, ensuring both convenience and security.*

---



### OVERVIEW:

---

- semi detached
  - double fronted
  - four bedrooms
  - three bathrooms
  - ground floor w/c
  - close to a number of open green spaces and all amenities
  - extended open plan living space
  - feature fireplaces and bay windows
  - within close proximity to excellent education facilities
  - off street parking via paved driveway and garage
  - potential to extend (stpp)
-

upon crossing the threshold, one is immediately greeted by a sense of space and warmth. the ground floor features two generously proportioned reception areas, each adorned with a captivating feature fireplace, while the continuity of wooden flooring lends a timeless elegance to the interior.



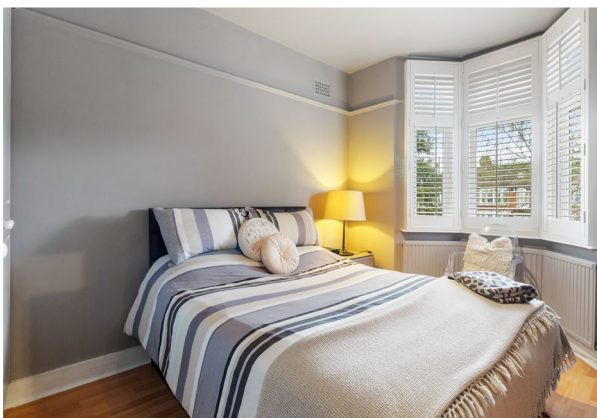
a focal point of the home, the expansive kitchen and open-plan dining area are housed within a striking orangery-style extension, seamlessly merging indoor and outdoor living. with bi-fold and double doors leading to an expansive garden replete with a patio, garden room, and secure fencing, this space epitomizes versatility and modernity. the kitchen exudes contemporary flair, boasting fully fitted worktops and integrated appliances, while skylights bathe the dining area in natural light, accentuating its neutral palette.





ascending the staircase, the first floor reveals four generously proportioned bedrooms, including a luxurious ensuite, adorned with large bay windows that flood the rooms with natural light. ample storage space ensures functionality, while the fully tiled family bathroom exudes opulence, featuring a modern stand-alone bath and high-end fixtures.

in summary, this meticulously curated abode offers a rare opportunity for discerning buyers seeking an immaculate residence in close proximity to a plethora of amenities.





#### LOCATION:

this property is situated in an ideal location for residents seeking easy access to a variety of amenities, whether it's the café culture or proximity to schools, transportation, recreational facilities, and green spaces.

conveniently close to palmers green and winchmore hill br stations as well as southgate underground station, commuting in and out of london is effortless with services such as great northern, thameslink railway, and piccadilly tube. bus routes are also readily accessible, while major roads like the north circular and a10 provide convenient access to the area and other major routes. local educational establishments cater to all age groups, from nurseries and preschools to sixth form.

for outdoor enthusiasts, grovelands and broomfield parks offer expansive green spaces nearby, perfect for relaxation and recreation.

the area also boasts an abundance of restaurants, shops, supermarkets, and leisure facilities, contributing to a convenient and enjoyable lifestyle within a welcoming community.

## valuable information

### EDUCATION:

#### primary schools:

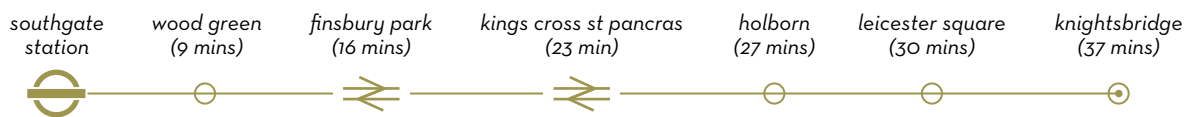
- 🎓 hazelwood infant school  
(ofsted rated good) 0.9 miles away
- 🎓 walker primary school  
(ofsted rated good) 0.8 miles away
- 🎓 bowes primary school  
(ofsted rated outstanding) 1.4 miles away

#### secondary schools:

- 🎓 winchmore school  
(ofsted rated good) 1.2 miles away
- 🎓 laurel park school  
(ofsted rated good) 1.2 miles away
- 🎓 aylward academy  
(ofsted rated good) 1.5 miles away

### TRANSPORTATION:

southgate tube station (piccadilly) is 0.7 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:

88 BOURNE HILL,  
LONDON, N13 4LY

- epc rating: d
- council tax band: e

- approximate gross internal floor area: 1933 sq ft / 179.6 sq m

- shed/garage: 267 sq ft / 24.8 sq m

- total: 2200 sq ft / 204.4 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 1067456)*



## 5 reasons you can trust us *to secure your new home:*

1

dedicated whatsapp group for effective sales progression

2

low fall through rate (just 6.5%) compared to a  
national average of over 35%

3

an average of 9 weeks between sale  
agreed and completion

4

outstanding client service  
(4.9/5 stars from over 350 google reviews)



5

over 80% of business generated solely by recommendations

---

### CONTACT:



+44 (0) 20 7323 9574



HELLO@MI-HOMES.CO.UK



MI-HOMES.CO.UK



9 ONSLOW PARADE, HAMPDEN SQUARE,  
SOUTHGATE, N14 5JN

### SOCIAL:



MI.HOMES



MIHOMESPROPERTYAGENTS

#youdeservemore

---

*we would love to help you make this  
dream a reality. let's talk.*