

RIDGE ROAD

THOMAS
JAMES



Winchmore Hill ,N21 3EB
Offers in excess of
£850,000 Freehold

This unusually spacious three storey semi-detached house has three large double bedrooms and three bathrooms. Occupying a prime corner plot, it has side access to the garden and garage. A wide selection of local shops, green spaces, and Winchmore Hill station are all within easy walking distance.

Extended into the loft and to the side, and extensively remodelled, this modern home is ideally suited to contemporary lifestyles. Key features are the huge, open plan living space on the ground floor, the large main bedroom suite on the first floor, and the spacious second (loft) floor.

3 Bedrooms
3 bathroom
Garage
End of terrace
Freehold
CT band: F
Council: Enfield
EPC rating: C

by appointment only
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From the moment you approach the property it's clear it's special. Wide double doors with patterned glazing open into an internal porch which in turn leads to the impressive ground floor main living space. Measuring almost 30ft by 20ft, this comprises a large living room space, a kitchen with a breakfast bar, and a dining area with great garden views.

The lounge area has a wide bay window and ample space for sofas, the kitchen is smart and well-equipped, whilst the dining room has large wraparound picture windows. The side extension provides a utility room and shower room, both accessed via the kitchen.

The first main bedroom suite comprises the large front bedroom and adjacent former single bedroom, now a fabulous dressing room lined with full height bespoke cupboards that match the fitted cupboards in the bedroom. With a large bay window in the bedroom area and a further window in the dressing room, this luxurious south-facing suite is flooded with natural light. The second double bedroom on this floor also has a whole wall of fitted wardrobes.

The family bathroom is sumptuous and fitted out hotel-style, with large format wall tiles, a contemporary bath, a separate walk-in frameless shower, a washbasin console, and a wall hung WC, as well as underfloor heating.



The warm beiges and brown colour scheme provide warmth and intimacy. The second (loft) floor has been fully converted to provide a spacious third double bedroom with a stylish en suite shower room, and a study. Fabulous glazed double doors in the bedroom provide extensive rooftop views – as does the window in the shower room. This features trendy dark green metro tiles, contrasting floor tiles, and brushed brass ironmongery. The cosy study area is housed in the front eaves, which also provide built-in storage space accessed via the bedroom.



The house has been refurbished to a very high standard throughout with carefully chosen contemporary fixtures and fittings, and fashionable decor in a considered palette of white and complementary neutrals.



The garage also has underfloor heating, and the house is complete with has Tado wireless heating controls and additional 50mm wall insulation on the front, sides, and rear of the property providing exceptional warmth and thus reducing energy bills.

Outside, the property is set back behind a paved front garden with a low wall and a cast iron gate, and to the rear it has a 38ft by 28ft garden that is walled on two sides. The long side wall is topped with trellis and climbing plants and includes a street gate, whilst the end wall incorporates a small, covered storage area and a glazed door to the single garage (currently used as a games room / storage) that also has direct access to the street via an up and over door. The well-maintained garden comprises a central lawn bordered by paved paths and beds, and a paved terrace adjacent to the rear of the house and accessed directly from the dining room and utility room.



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LOCAL LIFE

The property is within easy walking distance of a wide range of amenities and it's just 10-15 minutes on foot to the wide selection of shops (including Sainsbury's and Waitrose) on Winchmore Hill Broadway.

Winchmore Hill station, less than a mile from the property, has regular 30-minute trains to Moorgate in the City.

There are plenty of parks and green spaces nearby, including the award-winning Firs Farm wetlands Park a mere five minutes' walk away.



LINKS

[Property walk through by Thomas James >](#)

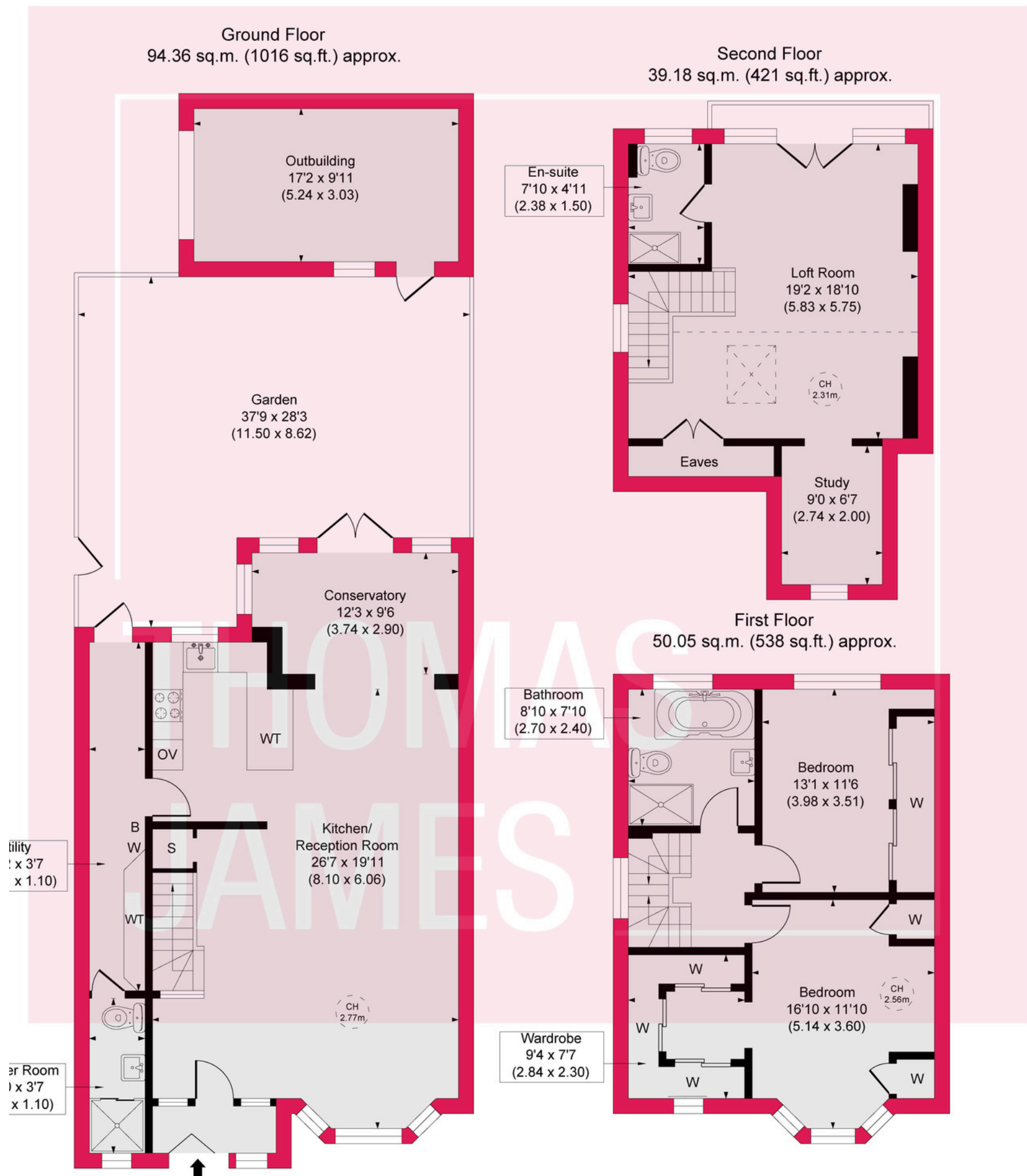
[Location >](#)

[Transport >](#)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 183.60 sq.m. (1976.34 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the 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.