

# Cumberland House

BUSH HILL  
LONDON  
N21 2DB





Cumberland House is a prestigious detached family residence set behind a carriage gated driveway in one of Winchmore Hill's most prestigious roads offering fabulous living accommodation.

As you enter the property you are welcomed via a grand reception hall that leads onto a lounge and orangery with direct access to the rear patio and swimming pool. There is a further dining room with feature bay to the front of the property and a fully fitted kitchen/breakfast room, again with bi-folding doors leading to the garden. To complete the ground floor there is also a guest cloakroom.

The first floor is currently designed to the vendors bespoke requirements, however, it could easily be altered to accommodate a growing family's needs. Currently there is a master suite, three dressing rooms and two high quality finished his and her bathrooms with walk in showers. To complete this floor there is a family bathroom and further double bedroom plus a linen cupboard.

To the second floor there is a study/bedroom and also a further double bedroom to the rear with amazing views. To complete this floor there is also a bathroom leading to loft storage space.

Exterior:- There is double gated access between the house and the garage with access to a boiler room and gardeners wc. There is a mature rear garden with a large patio terrace and pathways along the borders of the garden. There is an array of plants and shrubs and is beautifully landscaped. There is also the added benefit of a outdoor heated swimming pool. To the front of the property there is a block paved carriage driveway with mature shrubs and plants to the borders. The property also has the potential of further extension, subject to the usual planning consents.

Location : Set in the highly sought after and picturesque area of London, N21 within 200 metres of the prestigious Bush Hill Golf Club, this family home enjoys peace and tranquillity yet still remains within one mile from Grange Park Mainline station (approx.33 mins to Kings Cross) and 1.7 miles to Winchmore Hill Village Green where various shops, boutiques and restaurants can be found. Southgate underground station (Piccadilly line) is only 2.6 miles















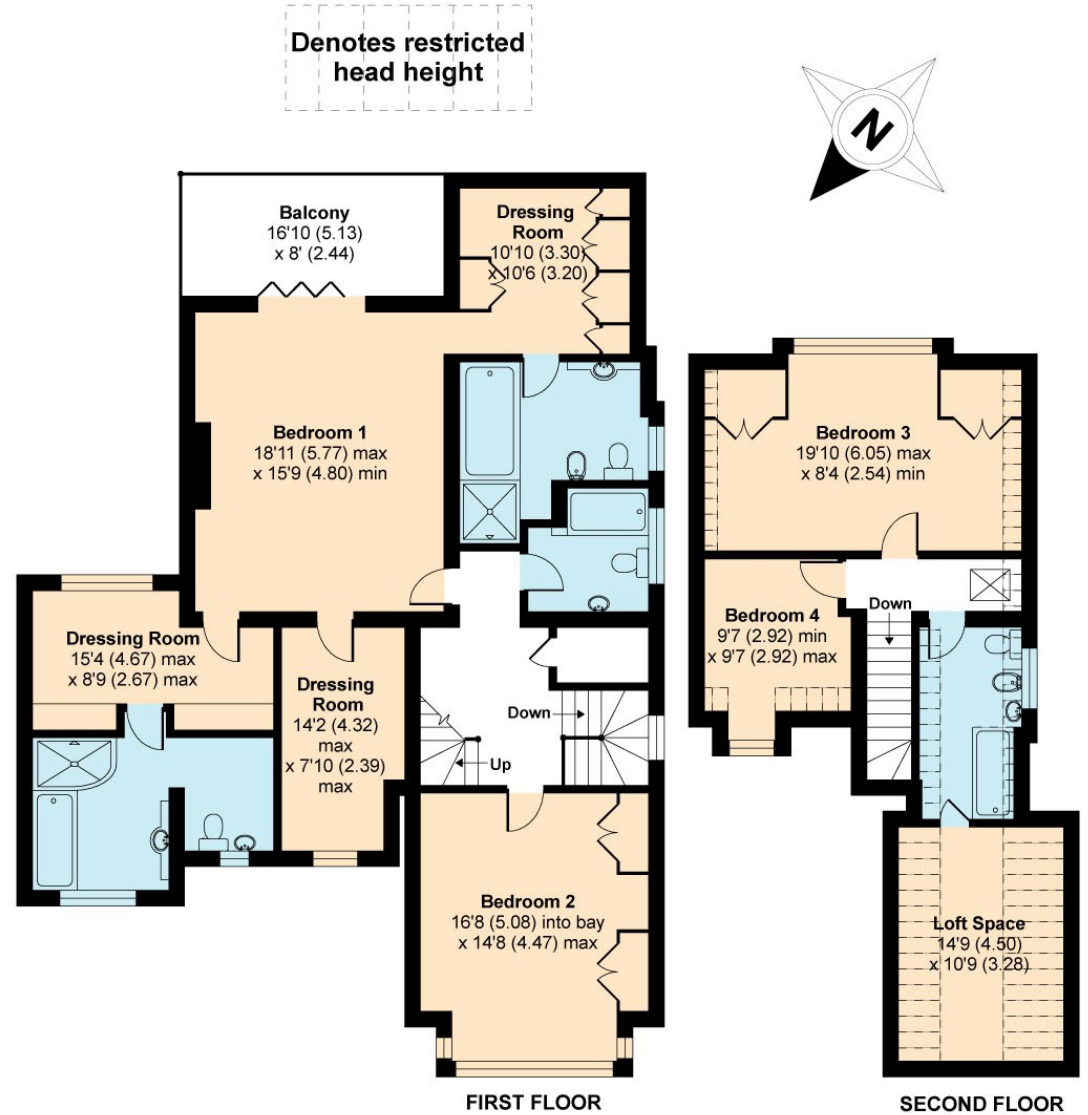
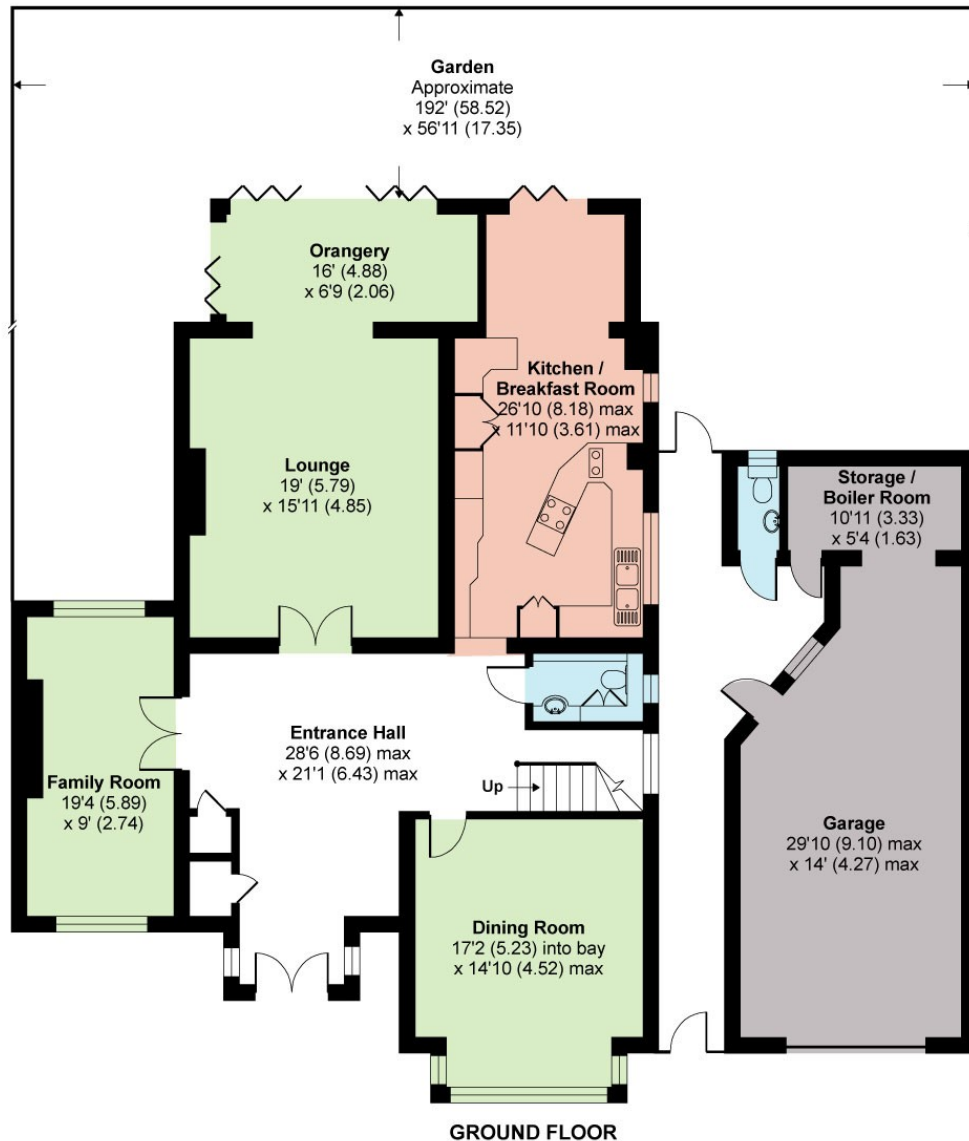






# Bush Hill, London, N21

APPROX. GROSS INTERNAL FLOOR AREA 3895 SQ FT 361.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)  
OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 75 SQ FT 6.9 SQ METRES (INCLUDES WC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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