

**HAZEL  
HOUSE  
BUSH HILL**  
WINCHMORE HILL  
LONDON  
N21 2BS



## HAZEL HOUSE, BUSH HILL, WINCHMORE HILL, LONDON, N21

A privately gated five bedroom fully detached family home with double garage situated in one of Winchmore Hill's premier roads.

The property has been finished to a high specification with many traditional and contemporary features. The property is arranged over three floors with a Schmidt bespoke designed fitted kitchen/breakfast room with bi-folding doors and a range of integrated Siemens appliances. The bathrooms have been fitted with Cresta sanitary and Grohe taps.

### ACCOMMODATION

#### Lower Ground Floor:-

Kitchen/Breakfast Room	23'8 x 17'6 (7.21mx 5.33)
Utility Room	17'3 x 7'7 (5.26 x 2.31)
Formal Lounge/Dining Room	27'4 x 16' max (8.34 x 4.88 max)
Guest Cloakroom	

#### Ground Floor:-

TV Room	17'11 x 11'7 (5.46 x 3.53)
Bedroom 2	16'3 x 10'9 (4.95 x 3.28m)
Bedroom 3	16' x 10'5 (4.88 x 3.18)
Family Shower Room	
Separate WC	
Garage	17'7 x 15'10 (5.36 x 4.83)

#### First Floor:-

Master Bedroom	17'10 x 14'2 (5.44 x 4.32)
En Suite Bathroom	
En Suite Dressing Room	13'6 x 7'3 (4.11 x 2.21)
Bedroom 4	16'1 max. x 10'11 into bay (4.88 x 3.33)
En Suite Shower Room	
Bedroom 5	16' x 10'11 into bay (4.88 x 3.33)

**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.

### SPECIFICATION

#### Internal:

- ◆ Bi-Folding doors leading to private terrace
- ◆ Double garage fitted with underfloor heating and electrical system
- ◆ Cresta bathroom/shower room and sanitary ware with Grohe taps. The master suite includes double walk in shower and jacuzzi bath with gold plated sanitary ware
- ◆ Ceramic tiled bathrooms and floorings to reception areas
- ◆ Solid engineered wood floor to bedrooms
- ◆ Schmidt designer German kitchen fitted with Siemens studio line appliances, all wi fi connectivity
- ◆ Underfloor heating to ground and first floor including wet areas
- ◆ Smart Home adaptations
- ◆ Fitted fire alarm
- ◆ TV data /video entry system/security system and CCTV

#### Appliances:

- ◆ Two Siemens ovens
- ◆ One Siemens microwave
- ◆ One Siemens coffee machine
- ◆ Siemens double fridge
- ◆ Siemens freezer
- ◆ Siemens dishwasher

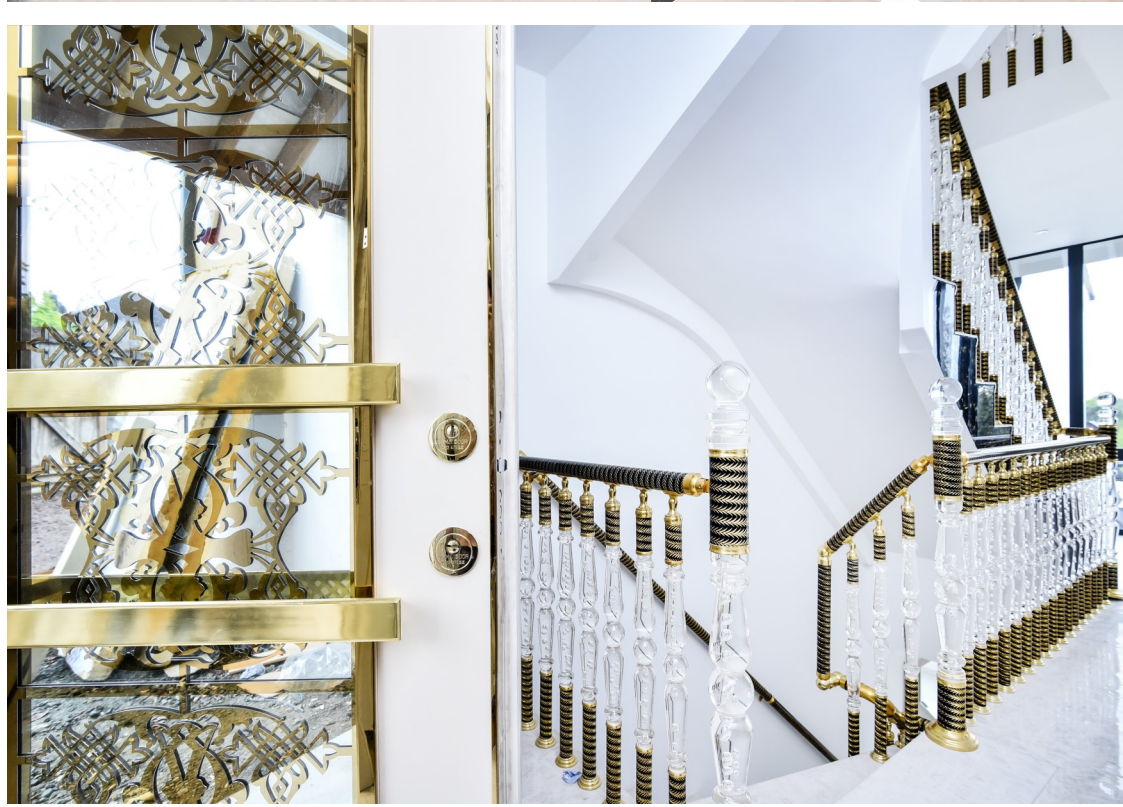
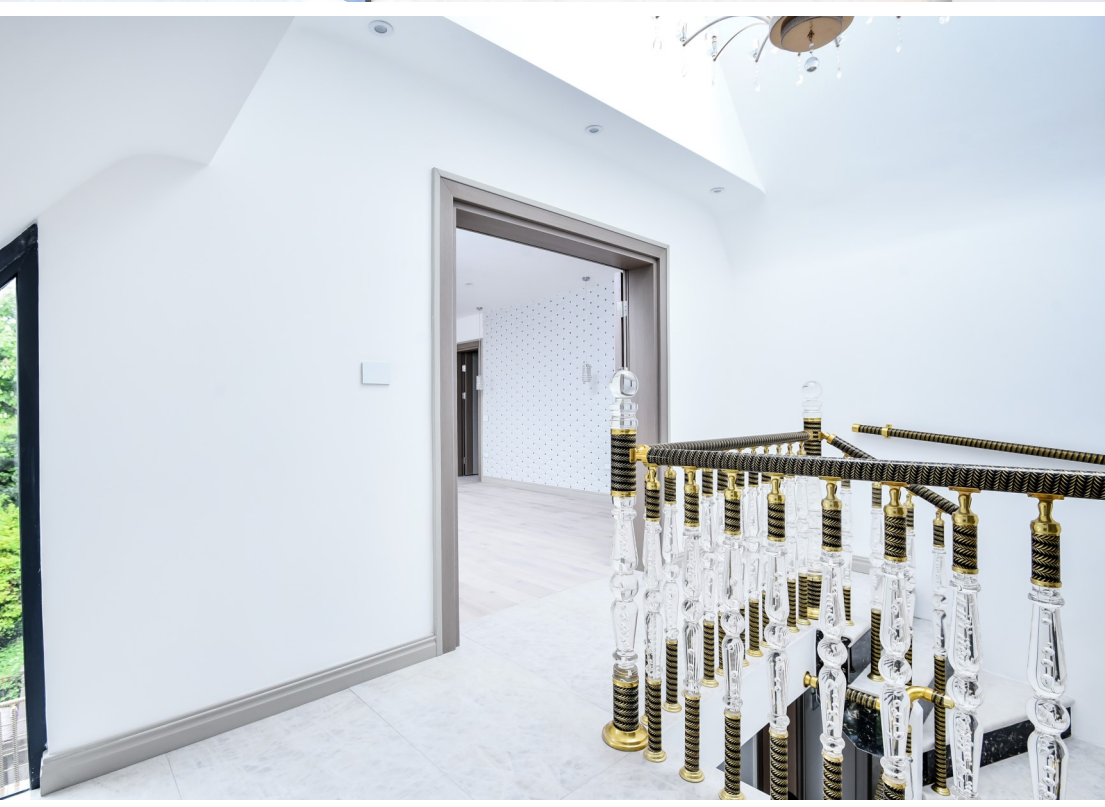
#### Warranty:

- ◆ There is a 10 year premier build warranty in place
- ◆ 10– year warranty for the roof
- ◆ 10 year warranty for all plumbing
- ◆ All electrical work done with a 10 year warranty
- ◆ Doors and windows by Origin with 20 years manufacturers warranty, fitters provided a 10 year warranty
- ◆ The basement is fitted with a delta drain system which is backed with a 10 year insurance backed warranty









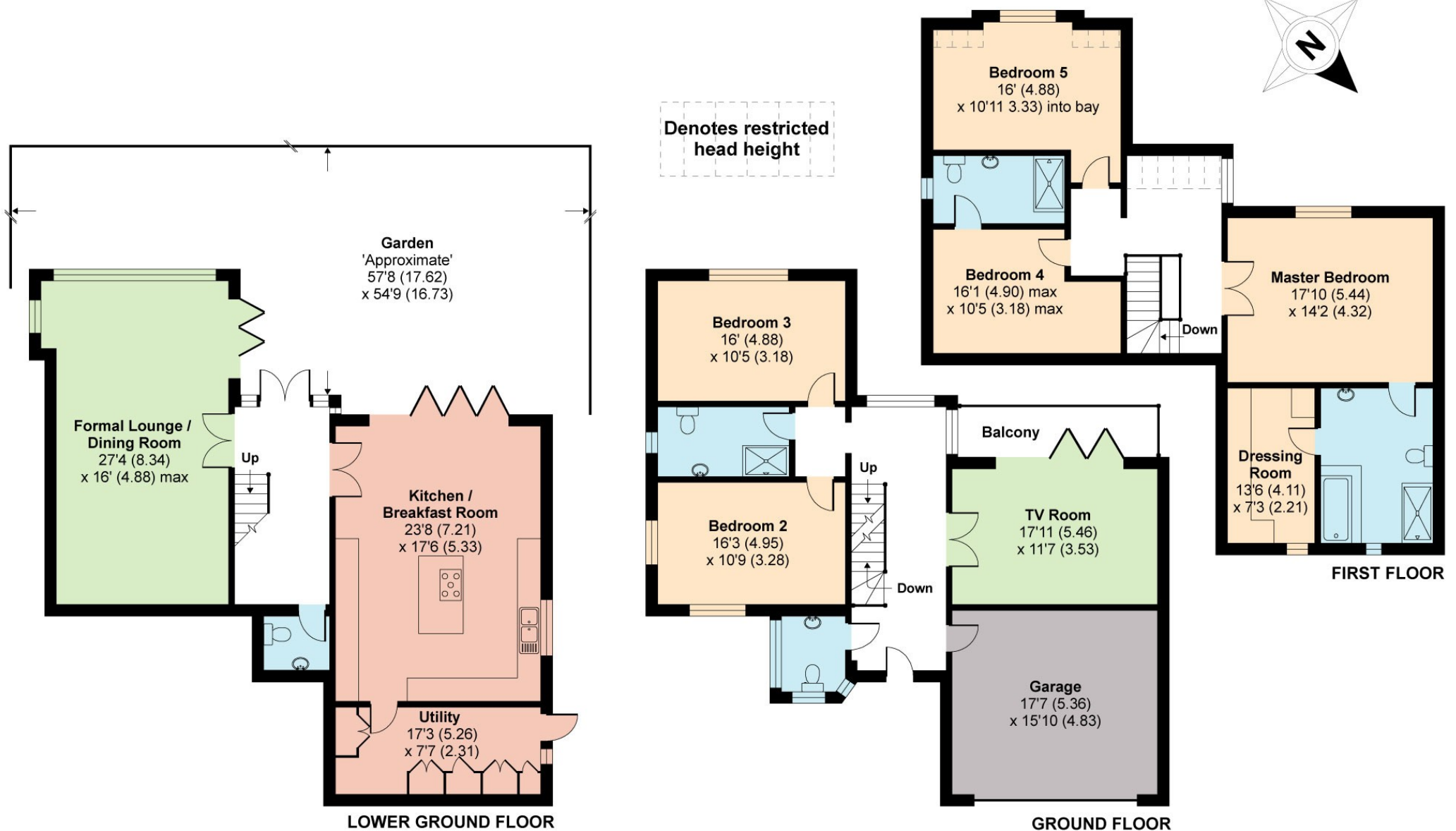






# Bush Hill, London, N21

APPROX. GROSS INTERNAL FLOOR AREA 3135 SQ FT 291.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)  
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 280 SQ FT 26 SQ METRES



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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