



## Halstead Gardens, Winchmore Hill, London, N21

Available

Offers in excess of £800,000 (Freehold)





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**Welcome to Halstead Gardens, a charming location in London that could be the perfect setting for your new home. This semi detached house presents two reception rooms and four generously sized bedrooms.**

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Located in the prestigious Halstead Gardens, this end of terrace house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

The 2 reception rooms offer versatility, allowing you to design the layout to suit your lifestyle. The lounge exudes character with its coving to the ceiling, laminate wood flooring, and a beautiful brick chimney feature.

The second reception/open plan kitchen is sure to impress. The tiled flooring adds a touch of elegance, while the freestanding kitchen island provides both style and functionality. The bi-folding doors not only flood the room with natural light but also lead you to a lovely outdoor space. The convenience of a utility room and a downstairs w/c adds a touch of practicality to this lovely home.

The highlight of this property is the loft conversion, which adds a touch of luxury to the home. 2 Velux windows that flood the room with natural light. Step onto the Juliet balcony and take in the views of the surrounding area. Additionally, this bedroom comes complete with an en-suite bathroom, fitted wardrobes, and under eaves storage, providing ample space for all your belongings.

With a total of 4 bedrooms, 3 being double, there is plenty of room for a growing family or for those who enjoy having extra space for guests or hobbies. The property features 2 bathrooms, ensuring convenience and comfort for all residents. Whether you prefer a quick shower in the morning or a relaxing bath in the evening.

Step outside into the lovely garden, featuring a paved patio, and a lush lawn. The convenience of the gate leading to rear vehicular access, and a side storage area with power, adds to the appeal of this wonderful home. The off-street parking provides a hassle-free parking solution. Located in a sought-after area, Halstead Gardens provides easy access to local amenities, schools, and transport links, making it a desirable location.

Local Council: Enfield

Tax Band: E

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## Front Garden

Paved for off street parking for one car, shrub borders, side pedestrian gate leading to rear access.

## Inner Hallway

Coving to ceiling, stairs to first floor landing, radiator, under stairs storage cupboard housing: gas & electric meters and fuse box, doors to both receptions, door to WC.

## Reception 1

Coving to ceiling, radiator, laminate wood flooring, brick chimney feature, uPVC double glazed window to front aspect.

## Reception 2/ Kitchen (Open-Plan)

Tiled flooring, door to utility room, radiator, three Velux windows to rear aspect, freestanding kitchen island, spotlights to ceiling, eye and base level units, fitted double electric oven, fitted gas hob with extractor over, butler style sink with mixer tap, integrated dish washer, space for fridge/freezer, uPVC double glazed window to rear aspect, double glazed bi-folding doors (with integral blinds), part tiled walls.

## Utility Room

Tiled flooring, part-tiled walls, extractor fan, eye and base level units, space for washing machine, space for dryer.

## WC

Tiled flooring, part-tiled walls, extractor fan, pedestal wash hand basin with mixer tap, heated towel rail, low level WC.

## First Floor Landing

Radiator, stairs to second floor landing, doors to bedrooms two, three and four, door to bathroom, carpet.

## Bedroom 2

uPVC double glazed window to front aspect, radiator, coving to ceiling, two fitted wardrobes, laminate wood flooring.

## Bedroom 3

uPVC double glazed window to rear aspect, coving to ceiling, radiator, laminate wood flooring, fitted wardrobes.





## Bedroom 4

Coving to ceiling, radiator, uPVC double glazed window to front aspect, fitted wardrobe.

## Bathroom

Tiled flooring, tiled walls, frosted uPVC double glazed window to rear aspect, extractor fan, pedestal wash hand basin, low level WC, corner bath with mixer tap and shower attachment, heated towel rail.

## Second Floor Landing

Skylight, door to bedroom one.

## Bedroom 1

Two Velux windows to front aspect, spotlights to ceiling, vertical radiator, uPVC double glazed doors leading onto Juliet balcony, carpet, door to en-suite, fitted wardrobes (with further under eaves storage).

## En-Suite

Linoleum flooring, part-tiled walls, spotlights to ceiling, heated towel rail, frosted uPVC double glazed window to rear aspect, low level WC, wash hand basin with mixer tap, walk in shower cubicle with mains fed shower, extractor fan, spotlights to ceiling.

## Rear Garden

Paved patio area, rest laid to lawn, shrub borders, outside tap, gate leading to rear vehicular access, door leading to side storage area (housing Worcester Bosch combination boiler, also has power and lighting), power socket.

## Disclaimer

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Approximate Gross Internal Area 1721 sq ft – 159 sq m  
 Ground Floor Area 852 sq ft – 79 sq m  
 First Floor Area 499 sq ft – 46 sq m  
 Second Floor Area 370 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: E

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