



Brackendale
Winchmore Hill | London

Anthony Webb
ESTATE AGENTS





A four bedroom impressive family home Brakendale

This spacious family home with four bedrooms offers over 2100sq feet of living space. Boasting three reception rooms and a private heated pool you will be the envy of your friends entertaining in this fantastic Winchmore Hill location, just off Broad Walk.

The property offers off street parking for several vehicles and a small vestibule porch before you enter the impressive hall via solid wooden doors.

The large entrance hallway with original staircase and varnished wood floor leads you to the front living room with fireplace. The room is bright, thanks to the large bay window, and is connected to a dining room via folding glass doors. The dining room with fireplace has direct access via French doors to garden.

From the hallway, the open-plan kitchen offers an extremely practical space. Perfect for cooking and dining to relaxing, working and entertaining, it creates an all-inclusive environment that's perfect for today's modern family.

The open-plan kitchen leads onto an extended sitting room with under-floor heating. Dual aspect bi-folding doors from the sitting room offer direct access to the well maintained south west facing garden.

Downstairs you will also find a modern wet room with direct access to a glass covered heated swimming pool that can be utilised all year round. The glazed roof can be fully retracted which gives you the option of open air swimming when the weather is good.

The first floor offers three bedrooms and two family bathrooms, one a spacious en-suite. Stairs lead up to the fourth bedroom, a large converted loft room with plenty of eves storage.

The property also benefits from a large garage with an automatic up and over door, gas central heating, double glazed windows throughout as well as solar panels.

We are informed that the solar panel system provides electricity to power the house and some excess solar energy is sold back to the national grid.



Outside space

Brackendale

The property consists of a well maintained south west facing garden measuring 80ft x 57ft, patio area and its own private swimming pool with sliding roof. As the pool is heated, it can be used throughout the year.

SURROUNDING AREA AND TRANSPORT

Located in the highly sought after and scenic area of Winchmore Hill, directly off Broad Walk. You will find this home enjoys peace and tranquillity, yet sits only a short walk from Winchmore Hill Mainline Station (approx. 31 minutes to Moorgate) and under a mile to Southgate Underground Station (approx. 27 minutes to Kings Cross).

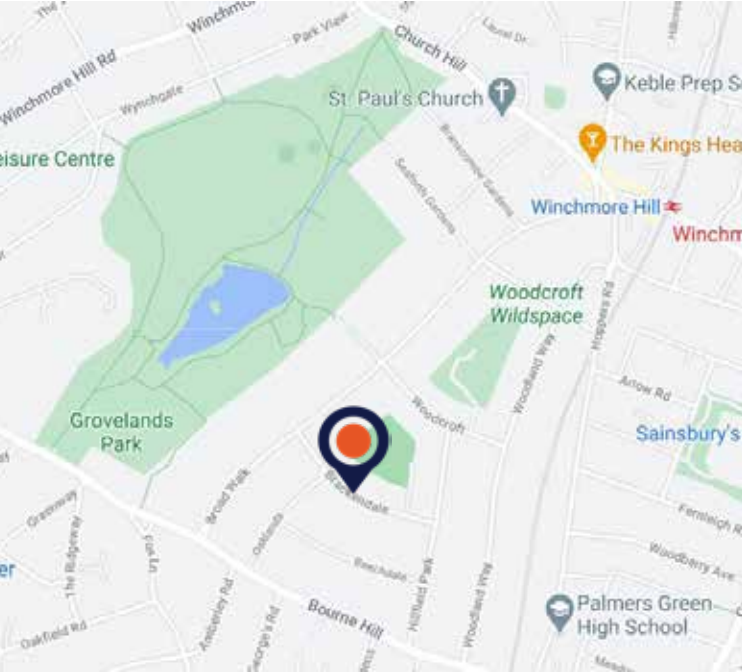
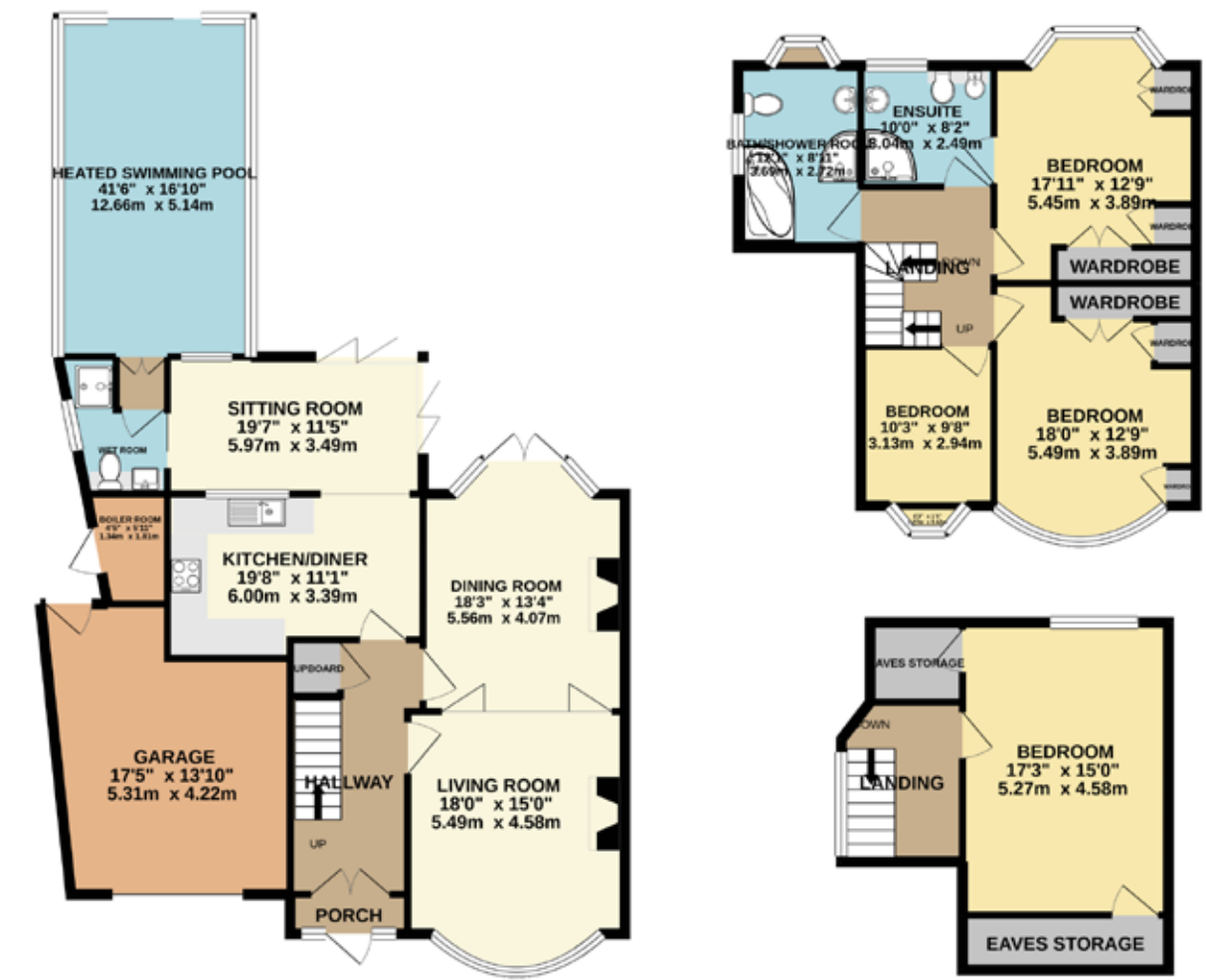
Grovelands Park, Brackendale tennis club and Woodcroft Wildspace, a local nature reserve, are all within walking distance.

With easy access to Winchmore Hill Village Green you will find an array of shops, boutiques and restaurants. This property ticks lots of popular requirements and really must be seen.

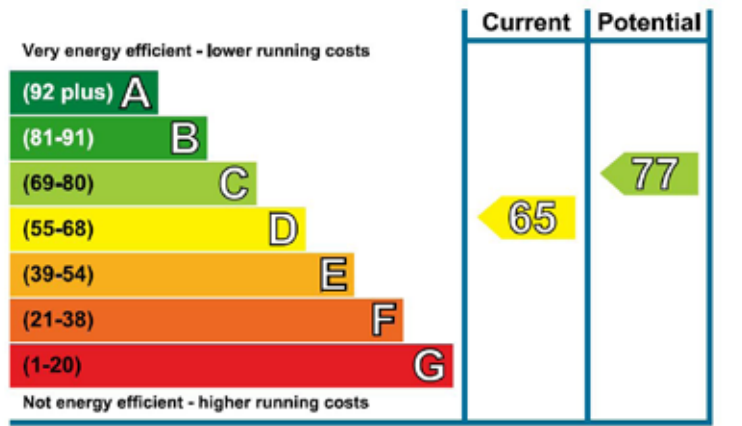


Brackendale

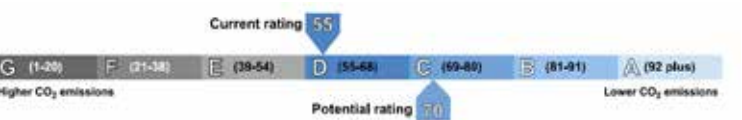
Four bedrooms, three bathrooms
Tenure: Freehold, chain-free property



The EPC records how energy efficient a property is as a building, using an A-G rating scale (A – being the most efficient and G – the least)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions.



The measurements supplied are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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