



## HILLFIELD PARK, N21 3QH



**£1,250,000 Freehold**

- EXTENDED SEMI DETACHED HOUSE
- FRONT RECEPTION ROOM
- OFFICE/UTILITY ROOM
- TWO BATHROOMS
- GARDEN GAMES ROOM
- FIVE BEDROOMS
- EXTENDED KITCHEN/DINER/FAMILY ROOM
- DOWNSTAIRS WC
- 100' REAR GARDEN WITH WESTERLY ASPECT
- OFF STREET PARKING FOR TWO CARS

## Property Details

Located in the tranquil Hillfield Park area of N21, this extended semi-detached house offers a perfect blend of period charm and contemporary living. Situated on a quiet road, the property is conveniently located near The Green at Winchmore Hill, with easy access to the station and the picturesque Grovelands Park.

Arranged over three spacious floors, the home greets you with a wide entrance hallway adorned with a beautiful tessellated tiled floor. The front reception room, featuring a charming bay window, provides a warm and inviting atmosphere. The heart of the home is undoubtedly the impressive open-plan kitchen and dining/family room, which boasts elegant crittal-style windows that overlook the expansive rear garden, allowing natural light to flood the space. Additionally, a study with a utility cupboard and a downstairs WC complete the ground floor layout.

Ascending to the first floor, you will find a wide landing that leads to three well-proportioned bedrooms and a family room, perfect for relaxation or entertainment. The top floor houses two bedrooms, both equipped with air conditioning for added comfort, along with a stylish bathroom.

The rear garden is a true highlight, extending to an impressive 100 feet with a desirable westerly aspect. It features a paved patio area, a generous lawn bordered by mature shrubs, and an exceptional garden/games room complete with a bar, making it an ideal space for gatherings and leisure.

The front of the property is paved, providing off-street parking for two cars, and includes side access to the rear garden. This fine home seamlessly combines period features with modern conveniences, including underfloor heating in the kitchen and bathrooms, making it a delightful choice for families seeking both comfort and style in a sought-after location.



### Approximate Gross Internal Area 2031 sq ft - 188 sq m (Excluding Outbuilding)

Ground Floor Area 893 sq ft – 83 sq m  
First Floor Area 703 sq ft – 65 sq m  
Second Floor Area 435 sq ft – 40 sq m  
Outbuilding Area 243 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

