



THE ORCHARD, WINCHMORE HILL, N21

A PROFESSIONALLY EXTENDED, BRIGHT, SPACIOUS & WELL PRESENTED 3 BEDROOM SEMI-DETACHED PROPERTY ON A CORNER PLOT WITH APPROX. 100' REAR GARDEN, 2 RECEPTION ROOMS, A WELL FITTED KITCHEN/DINER & LARGE BATHROOM.

There is Potential to Add A 4th Bedroom & Bathroom in the Loft - SPP, Plus there is the Benefit of a GARAGE WITH OWN DRIVE & OFF STREET PARKING, as well as a CARPORT, ALSO WITH OWN DRIVE & PROVIDING A FURTHER PARKING SPACE. This Area is Suitable for Building a Self Contained HOME/OFFICE - SPP.

The Front Garden is Already Paved and with Minimum Expense, Could Provide Further Off Street Parking.

Situated in a Quiet Residential Turning Off Bush Hill, Near to the Bush Hill Park Golf Course, and Accessible to All Local Amenities, with Options for Grange Park, Bush Hill Park & Enfield Town BR Stations with Fast Services into Finsbury Park & Kings Cross.

This is a Beautiful Family Home with so man Extras. Viewings Highly Recommended.



ACCOMMODATION

* ENTRANCE HALL * FRONT RECEPTION ROOM * EXTENDED REAR RECEPTION ROOM *
EXTENDED & WELL FITTED KITCHEN/DINER * 3 BEDROOMS * LARGE BATHROOM * OVER 100'
REAR GARDEN WITH LAWN & PAVED TERRACE * PAVED FRONT GARDEN * GARAGE WITH
OWN DRIVE * CARPORT WITH OWN DRIVE *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £850,000 FREEHOLD

ENTRANCE HALL:

Open Plan with Front Reception Room, Solid Wooden Panelled Door & Matching Side Panel and Chrome Fittings, Double Radiator. Coat Cupboard & Understairs Storage Cupboards.



**FRONT RECEPTION ROOM: PIC. 1 16'6 x 12'9 - not including the hall (5.03m x 3.89m - not including the hall)
Double Glazed Leaded Light Bay Window, Curved Radiator, Cornicing, Panelled Ceiling, Centre Rose, Feature
Fireplace.**



FRONT RECEPTION ROOM: PIC. 2
Different Aspect Showing Wide Archway Connecting with Hallway.



ENTRANCE HALL WITH OPEN PLAN FRONT RECEPTION ROOM:
Solid Wooden Door with Chrome Fittings, Matching Side Panel. Double Radiator, Cornicing.



EXTENDED REAR RECEPTION ROOM: 23'8 x 11'6 (7.21m x 3.51m)

Pleasant Family Room, Fireplace with Gas Coal Effect Fire, Double Glazed Sliding Patio Doors to Garden, 2 Double Radiators, Cornicing, Semi Open Plan with Fitted Kitchen/Diner. Laminate Flooring.



EXTENDED FITTED KITCHEN/DINER: PIC. 1 20'3 x 8'9 (6.17m x 2.67m)

Large Expanse of Wooden Floor & Wall Units & Worktops, Breakfast Bar for 5/6 People, Integrated Dishwasher, Integrated Unit for Fridge/Freezer, Neff Double Oven, Gas Hob, Extraction Canopy Over, Space for an American Style Fridge/Freezer, 1.5 Bowl Inset Sink with Mixer Taps, Double Glazed Window Overlooking the Rear Garden. Plumbed for Washing Machine. Ceramic Flooring.



EXTENDED FITTED KITCHEN/DINER: PIC. 2



EXTENDED FITTED KITCHEN/DINER: PIC. 3



FITTED KITCHEN/DINER & DINING ROOM:



BEDROOM 1: 16'6 x 11'6 (5.03m x 3.51m)
Double Glazed Leaded Light Bay Window, Curved Radiator, Fitted Wardrobes, Cornicing.



BEDROOM 2: 13'3 x 11' (4.04m x 3.35m)
Leaded Light Double Glazed Window to Rear, Fitted Wardrobes, Radiator, Cornicing.



BEDROOM 3: 11' x 7'6 (3.35m x 2.29m)
Double Glazed Leaded Light Bay Window, Panelled Walls, Radiator.



LARGE BATHROOM: 9'9 x 7'10 (2.97m x 2.39m)

Comprising of a Corner Panelled Bath with Mixer Taps and Shower Attachment, Bidet with Mixer Taps, Built in Low Flush WC., Wash Hand Basin with Mixer Taps,, Fully Tiled Walls, Airing Cupboard, Double Glazed Windows to Rear, Heated Towel Rail.



FIRST FLOOR LANDING:

Bright with Double Glazed Leaded Light Window, Access to Loft, Picture Rail.



REAR GARDEN: PIC. 1 approx 100' (approx 30.48m)

Large & Not Overlooked, Mainly Laid to Lawn, Leading to Covered Car Port (With Own Drive in Orchardmede) Providing OFF STREET PARKING FOR 1 CAR, & Door to Garage (With Own Driveway in Orchardmede) Providing a FURTHER OFF STREET PARKING SPACE. Further Paved Patio Area.



REAR GARDEN: PIC. 2

Further Picture of Rear Garden Showing Low Level Brick Walls and Flower Borders.



REAR GARDEN & PAVED TERRACE:
Paved Terrace with Steps Down to a Level Garden.



LARGE PAVED TERRACE:
Terrace Area & Side Entrance.



**REAR ELEVATION OF PROPERTY:
Showing Ground Floor Extension.**



**GARAGE WITH OWN DRIVE:
Up & Over Doors, OFF STREET PARKING TO FRONT.**



**COVERED CARPORT WITH OWN DRIVE:
Up & Over Doors, SECURED OFF STREET PARKING.**



**PAVED FRONT GARDEN:
Already Beautifully Paved and Could Very Easily Provide OFF STREET PARKING with Some Adjustments - SPP.**



GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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