



LABURNUM GROVE, WINCHMORE HILL, N21

Michael Wright are happy to offer for sale this recently updated, beautifully presented and well kept 4 bedroom, 3 bathroom family home in Winchmore Hill. The property has plenty of scope for extension to the rear or up in to the loft, subject to usual consents.

To the ground floor you will find a welcoming entrance hall, large open plan kitchen / dining / sitting room, an additional living room, a downstairs shower room & utility room. The kitchen is beautifully appointed, with an island in the middle making it perfect for entertaining. On the first floor there is a large main bedroom that has both an ensuite bathroom & walk in wardrobe which could also be used as a 5th bedroom, 3 further double bedrooms & an additional family bathroom.

To the front of the property, is a large paved driveway offering off street parking for 4 or more cars & a converted garage / studio room with it's own side access, ideal for an independent teen or elderly parent.

The property is a 15 minute walk from Winchmore Hill Train Station for access into Alexandra Palace, Hornsey & into London via Moorgate. It is also well located for local restaurants, cafes, Winchmore Hill Sports & Cricket Ground & local schools nearby including The Latymer School, Winchmore Secondary, Palmers Green High, St Pauls, Edmonton County & Highfield Primary School.



ACCOMMODATION

* WELCOMING ENTRANCE HALL WITH PANELLED WALLS * BRIGHT FRONT LIVING ROOM * 30FT FITTED KITCHEN / DINING / FAMILY ROOM WITH STUNNING KITCHEN * DOWNSTAIRS SHOWER ROOM & UTILITY ROOM * 4 DOUBLE BEDROOMS * MASTER BEDROOM WITH ENSUITE BATHROOM & WALK-IN WARDROBE (BEDROOM 5) * MODERN FAMILY BATHROOM * 70FT SOUTH-FACING REAR GARDEN * DRIVEWAY FOR 4 OR MORE CARS * GARAGE CONVERTED TO INDEPENDENT STUDIO WITH SIDE ACCESS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £850,000 FREEHOLD OFFERS IN EXCESS OF

ENTRANCE HALL

Laminated wood effect flooring, neutrally decorated, paneled walls. Understairs storage and access to the kitchen / dining / sitting room. Coving & spotlights to the ceiling. Carpeted stairs leading up to the first floor.



LIVING ROOM 16'5" x 12'11" (5.00m x 3.94m)

Double glazed bay window with original stained glass panels to the front of the property, with radiator beneath. Laminate wood effect flooring, pendent lighting and coving to the ceiling.



LIVING ROOM (PIC 2)
A different aspect showing access to the kitchen / dining / sitting room.



KITCHEN / DINING / SITTING ROOM 31'6" x 15'1" (9.60m x 4.60m)
Floor to ceiling double glazed bi-fold & French doors to the rear, letting in lots of natural light and bringing the outdoors in. Laminate wood effect flooring, vertical designer radiators, pendant & spot lighting to the ceiling. Chrome fixtures & fittings.



KITCHEN AREA

Double glazed bi-fold doors to the rear and laminate wood effect flooring. A good sized island housing drawers, base units, gas hob, stainless steel butler sink & Quooker tap, with quartz worktop and pendant lighting above. Fitted eye level double oven.



DINING AREA

A different aspect showing the dining area and access through the French Doors into the garden.



SITTING AREA



DOWNSTAIRS SHOWER ROOM

A downstairs shower room comprising of a large shower cubicle, low flush WC and wall hung wash hand basin with drawers beneath. Extractor fan for ventilation.



UTILITY ROOM



BEDROOM 1 16'2" x 12'00" (4.93m x 3.66m)

Double glazed bay window with stained glass panels to the front, with radiator beneath. A bright, inviting, carpeted large main bedroom with coving, pendant lighting & spotlights to the ceiling, Access to an ensuite bathroom & walk in wardrobe.



BEDROOM 1 (PIC 2)



ENSUITE BATHROOM

Double glazed frosted window to the front. A spacious ensuite bathroom comprising of d-shaped paneled bath with glass shower screen and overhead shower attachment, pedestal wash hand basin with mixer tap & mirror above & low flush WC.



WALK IN WARDROBE / BEDROOM 5 10'8" x 5'3" (3.25m x 1.60m)

Double glazed window to the front. Carpeted with ample hanging & drawer space. Could be used as a fifth bedroom.



BEDROOM 2 12'0" x 11'8" (3.66m x 3.56m)

Double glazed bay window to the rear with radiator beneath. Laminate, wood effect flooring with coving to the ceiling.



BEDROOM 3 11'1" x 9'5" (3.38m x 2.87m)

Double glazed window to the side with radiator beneath. Carpeted, with pendant lighting and coving to the ceiling.



BEDROOM 4 12'3" x 8'8" (3.74 x 2.65)

Double glazed window to the rear with radiator beneath. Laminate wood effect flooring with pendant lighting and coving to the ceiling.



MODERN FAMILY BATHROOM

Double glazed frosted windows to the rear letting in lots of natural light. Tiled flooring and partially tiled walls. This modern bathroom has a white three piece suite comprising of a full sized paneled bath with shower screen & over head shower, low flush WC with hidden cistern & a wall hung wash hand basin with drawers beneath.



GARDEN

70ft South facing garden with a good sized patio, a well kept lawn & mature trees & shrubs. To the rear, there is a useful shed for storage.



GARDEN (PIC 2)



REAR ELEVATION



Approximate Gross Internal Area 1556 sq ft - 144 sq m (Excluding Garage)

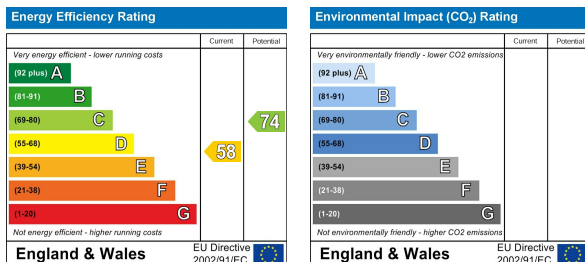
Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 798 sq ft – 74 sq m

Garage Area 204 sq ft – 19 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.



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.