

BRACKENDALE, N21 3DH



£1,400,000 Freehold

- BACKING ONTO BRACKENDALE LAWN TENNIS CLUB/SECLUDED
- FOUR BEDROOMS
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- STYLISH BATHROOM
- 109' REAR GARDEN
- DOUBLE FRONTED SEMI DETACHED HOUSE
- TWO CONNECTING RECEPTION ROOMS
- GYM ROOM/UTILITY ROOM
- DOWNSTAIRS WC
- OFF STREET PARKING

Property Details

Situated in a highly sought after road is this stunning double fronted semi-detached house offering a perfect blend of comfort and convenience. The property backs Brackendale Tennis Club and is ideally located near Grovelands Park and the vibrant Winchmore Hill Green, which boasts an array of shops, cafes, and restaurants. Winchmore Hill Station is also within easy reach, making commuting a breeze.

Spanning an impressive 1981 square feet, this well-appointed home is arranged over two floors, providing ample living space for families. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, seamlessly connected by elegant folding doors. The ground floor also features a generous 20-foot gym room/utility area, a delightful breakfast room that flows into a modern fitted kitchen with bi-fold doors out to the garden, and a convenient downstairs WC.

The first floor comprises four well-proportioned bedrooms, complemented by a stylish bathroom that includes both a bath and shower, catering to all your family's needs.

Outside, the property boasts off-street parking and a gated side entrance that leads to a beautifully maintained secluded rear garden, extending to an impressive 109 feet and backing onto Brackendale Tennis Club. The garden features a paved patio area, a lush lawn, and an additional patio space at the rear, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

This delightful home in Brackendale is a rare find, offering a wonderful lifestyle in a prime location with lot's of scope to extend and enlarge the property subject to obtaining the necessary consents.



Approximate Gross Internal Area 1981 sq ft - 185 sq m

Ground Floor Area 1093 sq ft – 102 sq m

First Floor Area 888 sq ft – 83 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		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

