

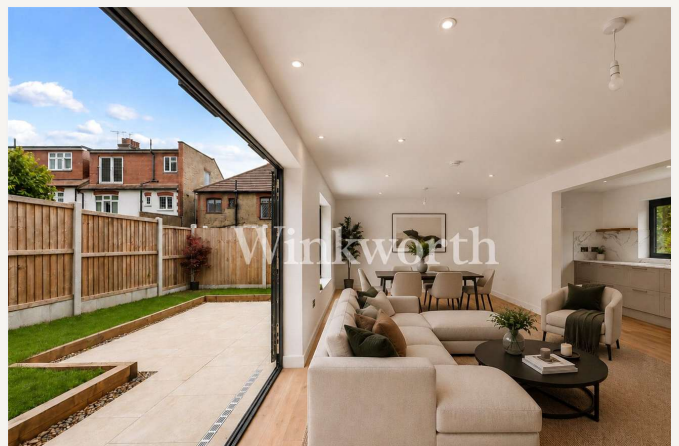


Beechdale, N21

£825,000 *Freehold*



A rarely available, newly built four-bedroom detached eco property with an EPC A rating, situated in a highly sought-after residential location in Winchmore Hill. The property is within easy reach of The Green, renowned for its popular cafés, restaurants and Overground station, offering direct services to Moorgate, as well as the attractive open spaces of Broomfield and Grovelands Parks. Meticulously designed and constructed with modern living in mind, this exceptional home combines contemporary style with a high-quality specification. Sustainability has been carefully considered throughout, with the property offering near-zero carbon emissions and estimated annual lighting and heating costs of approximately £800 (subject to usage). Energy-efficient features include solar panels, an air source heat pump and underfloor heating throughout, helping to minimise running costs while ensuring year-round comfort. The interior is bright, spacious and beautifully presented, centred around an impressive reception/dining room extending to just under 25 feet in length. Bifold doors span one side of the room, creating a seamless connection to the outside and making it an ideal space for relaxing, entertaining and al fresco dining. An opening leads into to a superbly appointed kitchen featuring Quartz worktops and splashbacks, complemented by extensive range of integrated Bosch and Smeg



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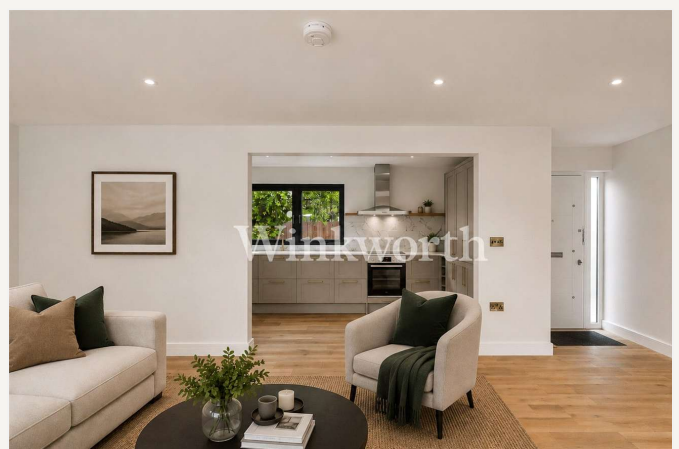
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appliances, and brassware. A door at one end provides access to a practical utility room. A long hallway leads from the reception/dining room to four bedrooms, two of which are generous doubles. The principal bedroom benefits from a walk-in wardrobe and a luxurious en-suite shower room. Attractive oak flooring runs throughout the reception/dining room and hallway, adding warmth and character to the home. At the end of the hallway, a door provides direct access to the property via the carport. Outside, the property features a living-seeded Bauder roof, designed to enhance biodiversity while providing excellent insulation. There is also a private courtyard garden, perfect for enjoying a morning coffee or an evening drink during the warmer months. To the front, the property offers off-street parking, a Type 2 EV charging point, bin storage and additional built-in storage.

An internal viewing is highly recommended to fully appreciate everything this unique property has to offer.





MATERIAL INFO

Tenure: Freehold

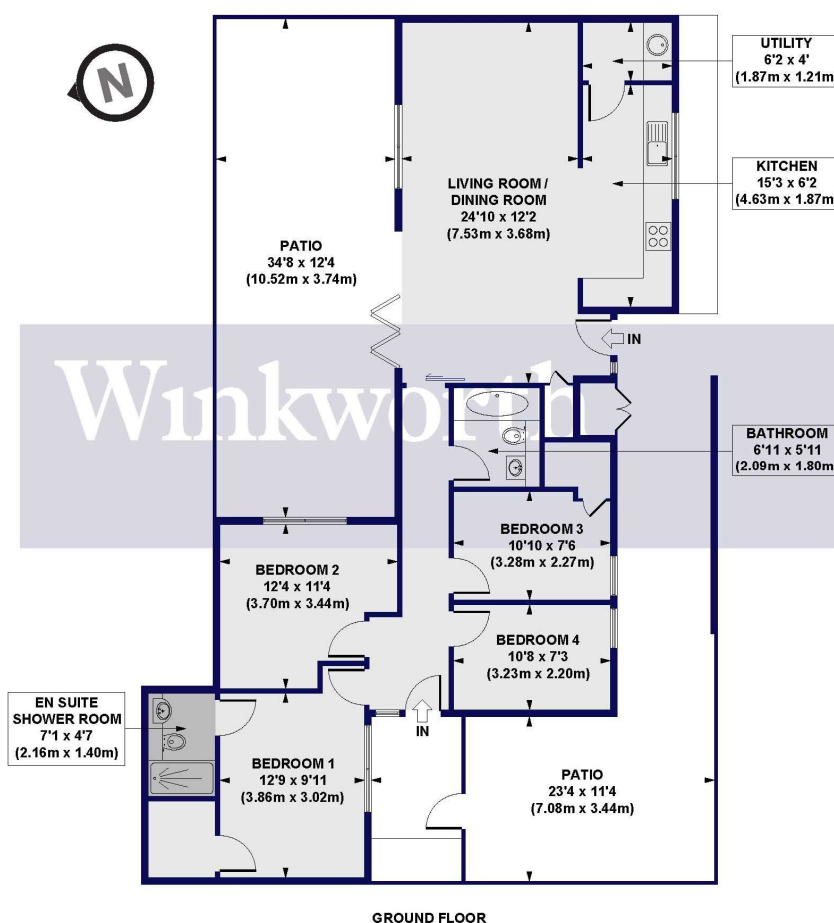
Council Tax: London Borough of Enfield – Band TBC

EPC rating: A

Please note: The internal images with furniture and images of the rear garden have been virtually staged using computer-generated imagery (CGI) and are for illustrative purposes only. The furniture, furnishings, décor and accessories depicted are not included in the sale and may not be present at the property. Prospective purchasers should rely on their own inspection of the property and the sales particulars.

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Approx. Gross Internal Floor Area 1082 sq. ft / 100.53 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

Score	Energy rating	Current	Potential
92+	A	97 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN260174>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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