



Bourne Hill, N13

5  2  2 

Guide Price £1,175,000 - £1,200,000 *Freehold*

An impressive, detached family home in a sought-after location within easy reach of Grovelands Park, Southgate Underground Station (Piccadilly Line), and both Winchmore Hill and Palmers Green Overground stations, offering direct services to Moorgate via Finsbury Park. The property provides an impressive 2,676 sq. ft of beautifully appointed and generously proportioned accommodation.

The ground floor offers two spacious reception rooms positioned at either end of the house. The front reception room provides an elegant formal living space with a wide bay window and a focal point fireplace, while the rear reception enjoys views over the garden with direct access to the patio. At the heart of the home is an exceptional 28'2" kitchen/dining room, fitted with a contemporary range of handleless units, integrated appliances and a striking roof lantern in the kitchen that floods the space with natural light. The cabinetry extends into the dining area, providing



Palmers Green

020 8920 9900 | palmersgreen@winkworth.co.uk

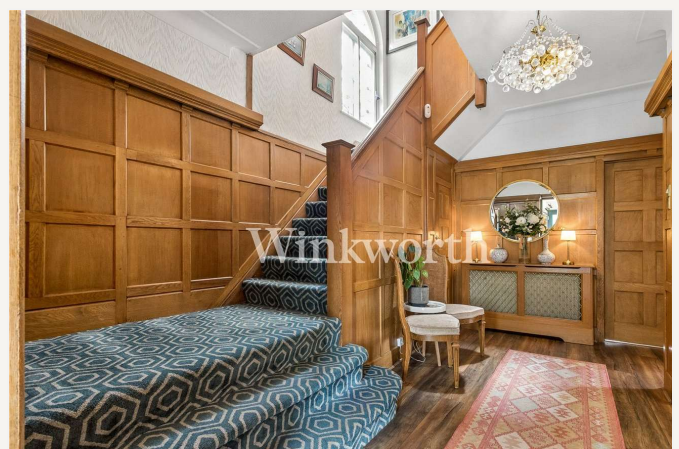
Winkworth

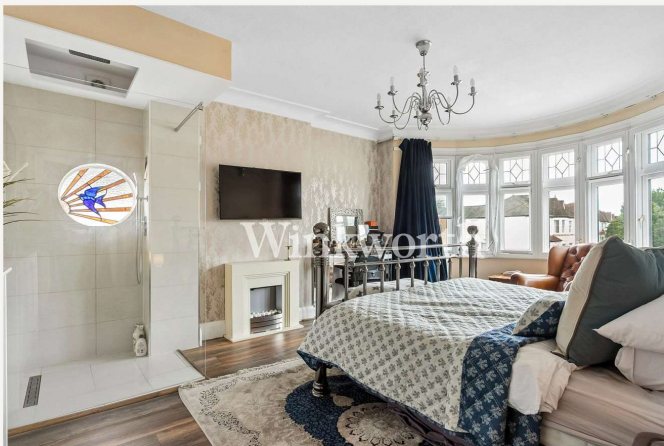
for every step...



additional worktop space and storage. A striking entrance hall creates a wonderful first impression, showcasing beautifully preserved oak panelling, an elegant turning staircase with an attractive carpet runner, and a high ceiling that enhances the feeling of space. A useful guest WC completes the ground-floor accommodation. The spacious first-floor landing leads to four well-proportioned bedrooms, three of which are generous doubles. The principal bedroom benefits from air conditioning and a shower room, while the two other doubles have fitted wardrobes. Also on this floor are a modern family bathroom and a separate WC. A beautiful stained-glass feature window on the landing provides an abundance of natural light and further enhances the property's character. The loft has been converted to create a fantastic fifth bedroom with a vaulted ceiling, and generous eaves storage.

Outside, the property enjoys a mature rear garden extending to just over 81 feet in length, featuring a large patio, an artificial lawn and an





MATERIAL INFO

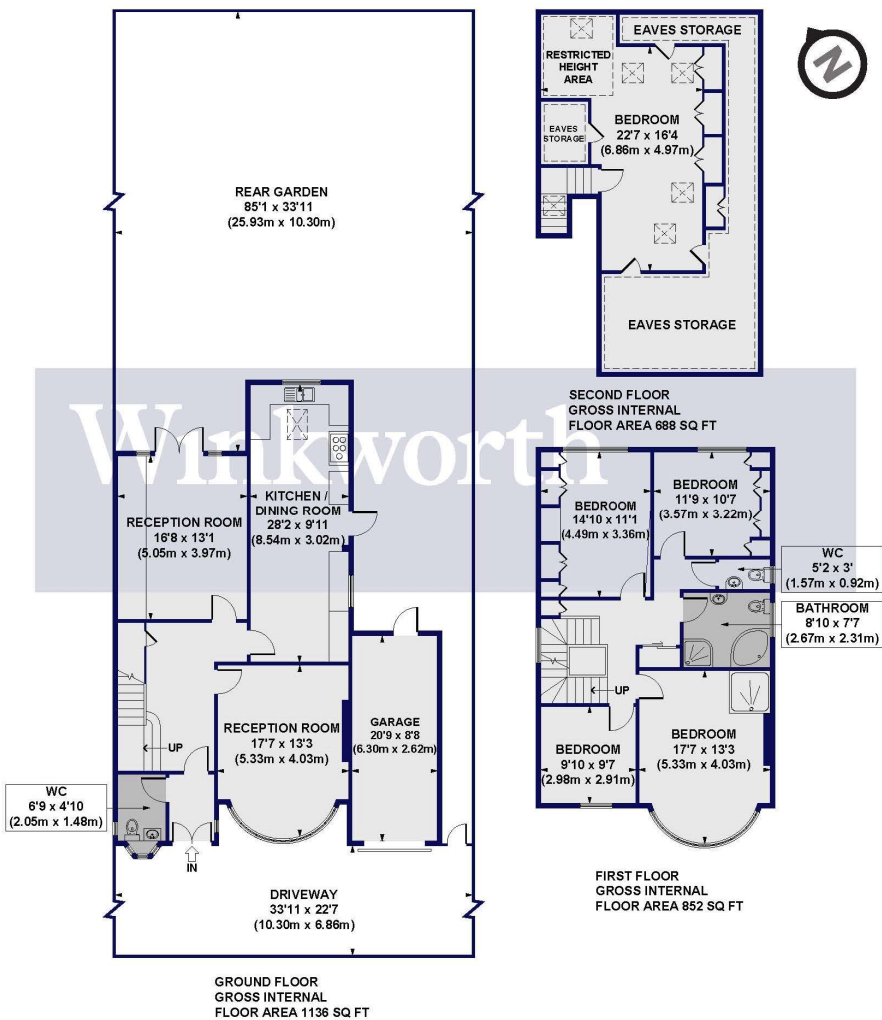
Tenure: Freehold

Council Tax: London Borough of Enfield - Band F

EPC rating: D

Bourne Hill, N13

Approx. Gross Internal Floor Area 2676 sq. ft / 248.58 sq. m (Including Restricted Height Area, Eaves Storage & Garage)
Approx. Gross Internal Floor Area 2096 sq. ft / 194.73 sq. m (Excluding Restricted Height Area, Eaves Storage & Garage)



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		
81-91	B		
69-80	C		
55-68	D	59 D	72 C
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/PGN250181>

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.

Palmers Green
020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.