



Ferrestone Road, N8

£1,650,000 *Freehold*

A beautifully refurbished five-bedroom period home, combining elegant original features with thoughtfully designed contemporary living space. A striking rear extension and landscaped south-facing garden create exceptional family accommodation, ideally positioned for Crouch End Broadway, Hornsey Station and well-regarded local schools.

KEY FEATURES

5  2  3 

- Refurbished five-bedroom period home
- Double reception room
- Modern kitchen/dining extension
- Three bathrooms (two en-suite)
- Guest WC
- South-facing garden
- 100 sq ft cellar
- 0.4 miles to Crouch End Broadway
- 0.2 miles to Hornsey Station



Crouch End

020 8342 9999 | crouchend@winkworth.co.uk

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DESCRIPTION

This beautifully presented five-bedroom, three-bathroom family home is an excellent example of a period property, combining elegant proportions and original character with a high standard of contemporary finish throughout. Recently refurbished, the house has been thoughtfully updated to create a home perfectly suited to modern family living.

Retaining many attractive period features, including original fireplaces, restored sash windows, decorative entrance tiling and high ceilings, the property successfully balances character with carefully considered modern improvements. A striking rear extension, together with recently fitted kitchen and bathrooms, enhances the home while remaining sympathetic to its original design.

The ground floor is centred around an impressive double reception room, where restored wooden flooring, original fireplaces and generous bay windows combine to create a bright and inviting living space. Equally suited to everyday family life and entertaining, the room offers excellent proportions and an abundance of natural light.

To the rear, an architecturally designed extension provides a superb kitchen and dining space fitted with integrated appliances. A thoughtfully positioned breakfast bar offers everyday practicality, while the open-plan layout creates a versatile setting for family life and entertaining.

Double doors open onto a beautifully landscaped south-facing garden. A patio immediately adjoining the house provides the ideal setting for al fresco dining, leading onto a well-maintained lawn and, beyond, a sheltered pergola with additional seating, creating a wonderful space for relaxing and entertaining. The ground floor also benefits from a guest cloakroom and a substantial 100 sq ft cellar, providing excellent additional storage.

The first floor is arranged around an elegant principal bedroom, distinguished by a large bay window and original fireplace. Two further generously proportioned double bedrooms and a stylish family bathroom complete this level.

The second floor provides two additional bedrooms, both with contemporary en-suite shower rooms, making them equally well suited to guests, older children or flexible working arrangements. Two loft spaces provide further useful storage.

LOCATION

Perfectly positioned just 0.4 miles from Crouch End Broadway, the property enjoys easy access to an excellent selection of independent shops, cafés and restaurants.

Transport links are excellent, with Hornsey Station approximately 0.2 miles away and Turnpike Lane Underground Station (Piccadilly Line) within 0.7 miles. Regular bus services also provide convenient connections to Finsbury Park, Archway and the West End.

Families are particularly well served, with the highly regarded Rokesly Primary School situated only 0.2 miles away.

The property is well placed for access to green open spaces, with Priory Park just 0.4 miles away and Alexandra Palace approximately 0.6 miles from the house.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



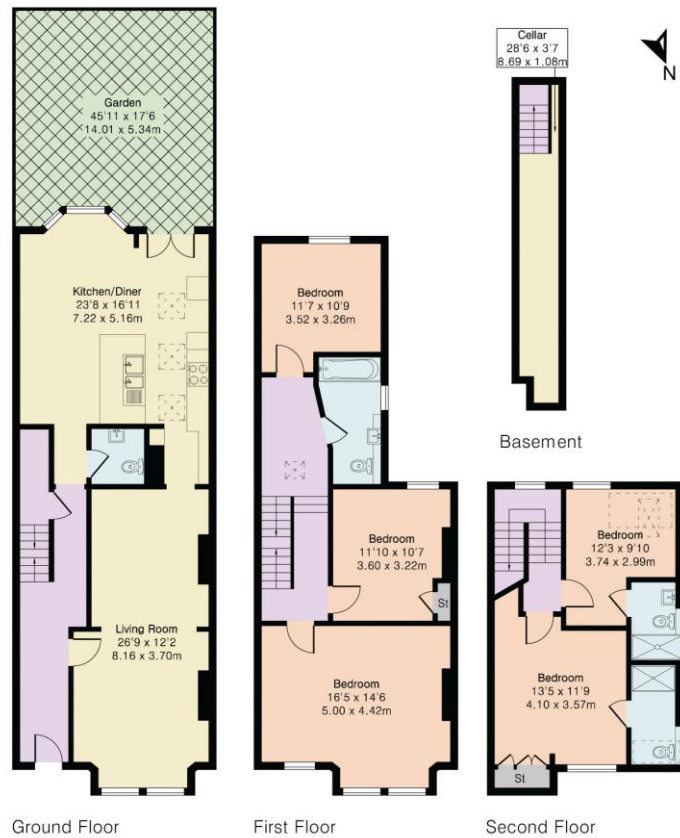
Approximate Gross Internal Area 2016 sq ft - 187 sq m

Basement Area 98 sq ft – 9 sq m

Ground Floor Area 830 sq ft – 77 sq m

First Floor Area 668 sq ft – 62 sq m

Second Floor Area 420 sq ft – 39 sq m



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