

Birchwood Court, HA8

5 2 2

£850,000 *Freehold*

Situated in a desirable residential setting, this attractive semi-detached family home offers versatile accommodation, thoughtfully arranged living space and a beautifully established private garden.

KEY FEATURES

- SEMI-DETACHED FAMILY HOME
- LARGE LIVING/DINING/KITCHEN AREA
- SUNROOM
- FIVE BEDROOMS
- TWO BATHROOMS
- DRIVEWAY FOR 2 VEHICLES





Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...

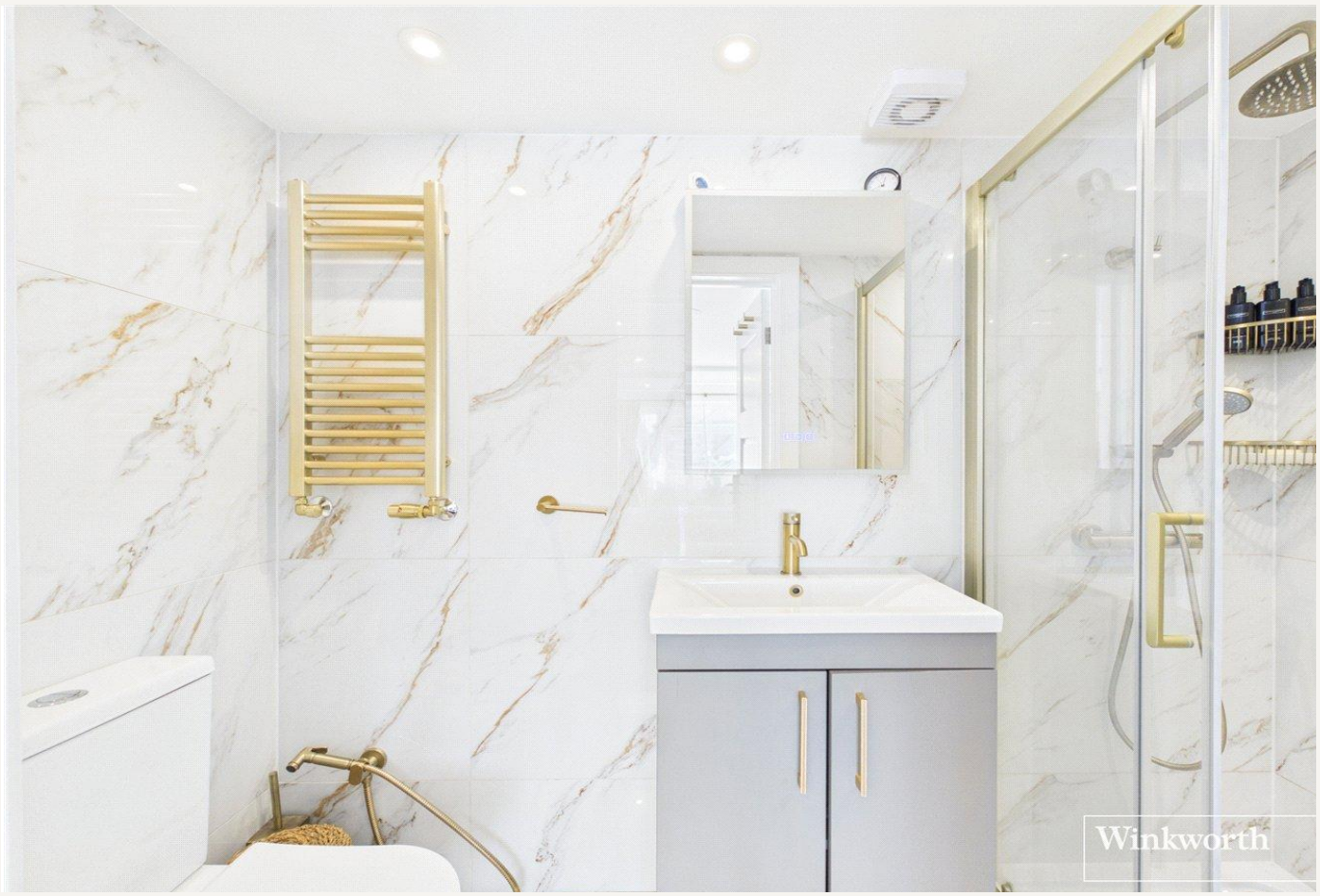


The ground floor opens into a welcoming entrance hallway, leading to a comfortable reception room and a flexible additional room that can serve as a bedroom, home office or study, complete with its own en-suite shower room—ideal for guests, multigenerational living or working from home. At the heart of the home is a spacious open-plan living, dining and kitchen area, designed for both everyday family life and entertaining. The kitchen incorporates a practical utility area, while the adjoining sunroom/conservatory extends the living space and provides direct access to the rear garden. Upstairs, the first floor comprises four bedrooms, including two doubles and two singles, together with a family bathroom. To the front, the property benefits from a private driveway providing off-street parking for two vehicles, enhanced by beautifully presented flowers and a generous flower bed framing the entrance. To the rear, the private garden features a lawn, mature trees, established shrubs and a useful garden shed, creating a peaceful setting for outdoor dining, play and relaxation.















MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Winkworth

Approximate total area(1)

1693 ft²

157.3 m²

Reduced headroom

5 ft²

0.5 m²

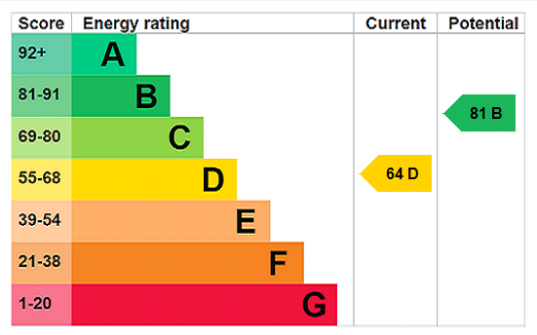
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

https://www.winkworth.co.uk/sale/property/HEN260118

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.

Hendon

020 8202 1031 | hendon@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.