



Barrowell Green, N21

£450,000 *Freehold*

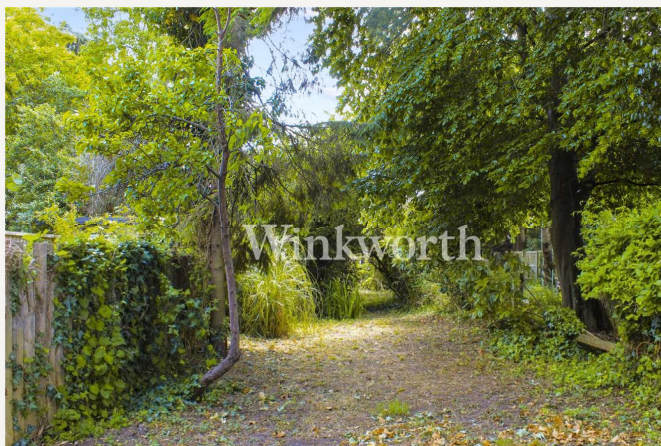
A beautifully presented semi-detached cottage, boasting a light and modern interior, located just a short stroll from open spaces, playing fields, shopping amenities, and an excellent selection of eateries on nearby Green Lanes and Winchmore Hill Broadway.

Originally a two-bedroom home, the property has been meticulously updated and remodelled by the current owner, incorporating thoughtfully designed features to create a more luxurious feel. However, the second bedroom could be reinstated if desired, subject to internal works by a suitable tradesperson.



KEY FEATURES

- Rarely Available One-Bedroom Semi-Detached Cottage
- Sought-After Location in Easy Reach of Winchmore Hill Broadway and Open Spaces
- Potential to Extend (subject to planning consent)
- Beautifully Presented Throughout
- Impressive Living Room
- Modern and Spacious Eat-in Kitchen
- Ground Floor Shower Room and Luxurious En-Suite Bathroom
- 108'5 Long Southerly Aspect Rear Garden



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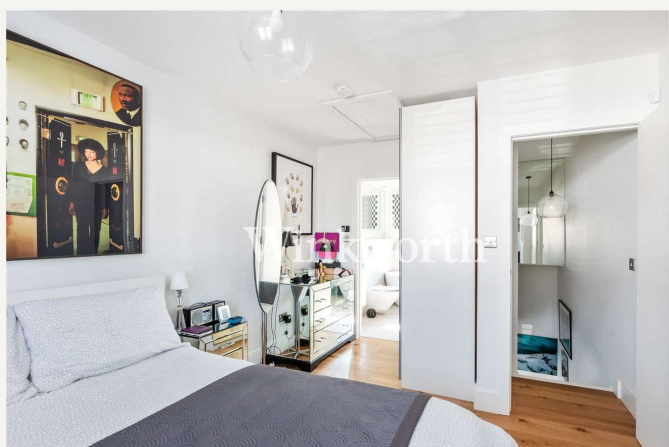
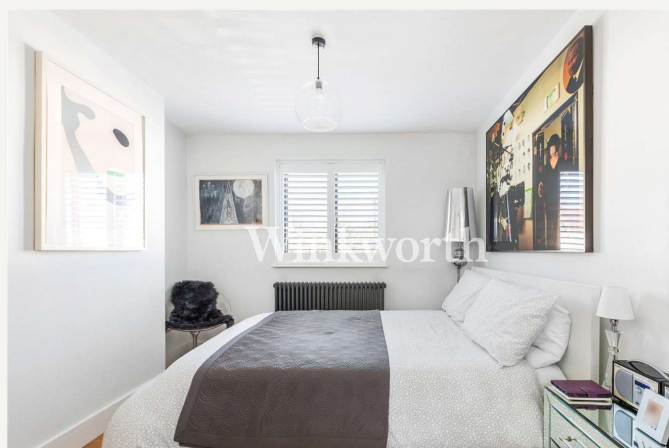
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The ground floor boasts an impressive reception room with dual aspect windows including a bay window with fitted shutters and a gas fireplace, while bespoke understairs carpentry provides useful additional storage. An opening leads through to a stunning eat-in kitchen, fitted with a range of handleless wall and base units and integrated appliances. This space is enhanced by a skylight and bifold doors that flood the room with natural light and open out to a patio - ideal for entertaining both indoors and al fresco. The ground floor also benefits from a stylish and practical shower room. Upstairs, there is a spacious double bedroom and a luxurious en-suite bathroom, previously the second bedroom. The bathroom enjoys a four-piece suite, including a free-standing pebble bath. Both the ground floor shower room and the first-floor bathroom benefit from underfloor heating. Outside, the property boasts an idyllic south-facing rear garden, extending just over 100' in length, offering ample space to add a summerhouse or outbuilding. At the front of the house, there is a generously sized hardstanding. There is also the potential to extend (subject to planning consent).





MATERIAL INFO

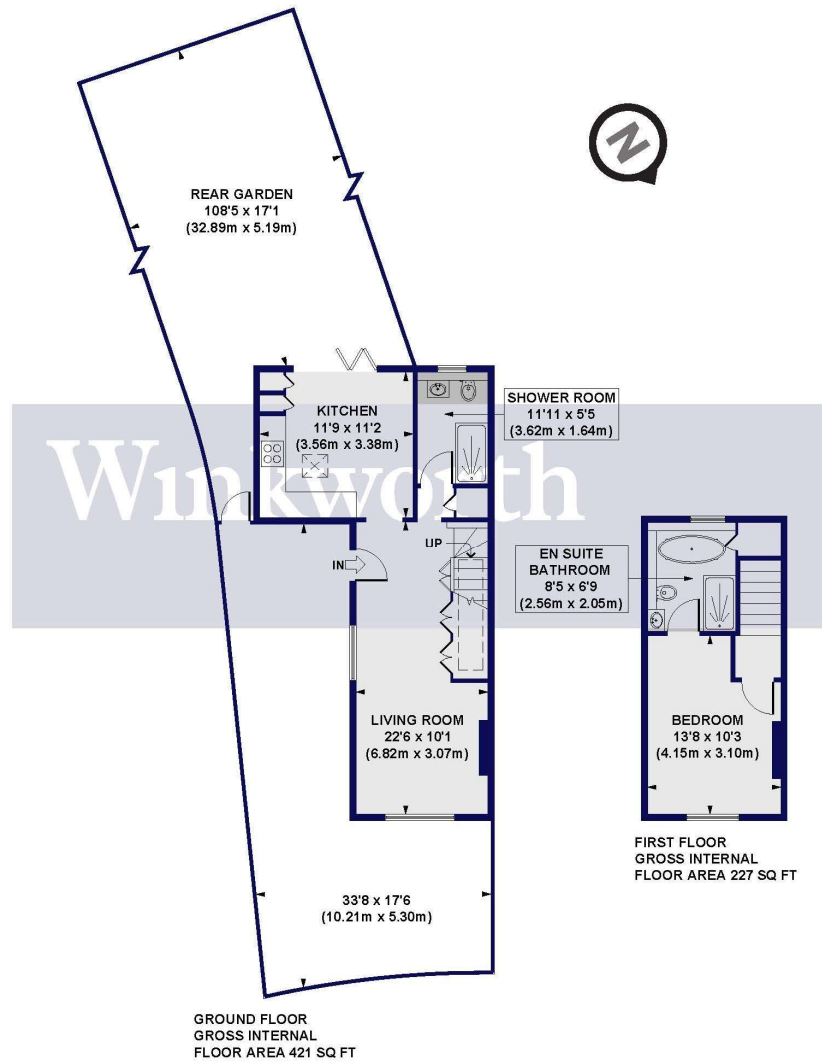
Tenure: Freehold

Council Tax: London Borough of Enfield - Band: D

EPC rating: D

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Approx. Gross Internal Floor Area 648 sq. ft / 60.18 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		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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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