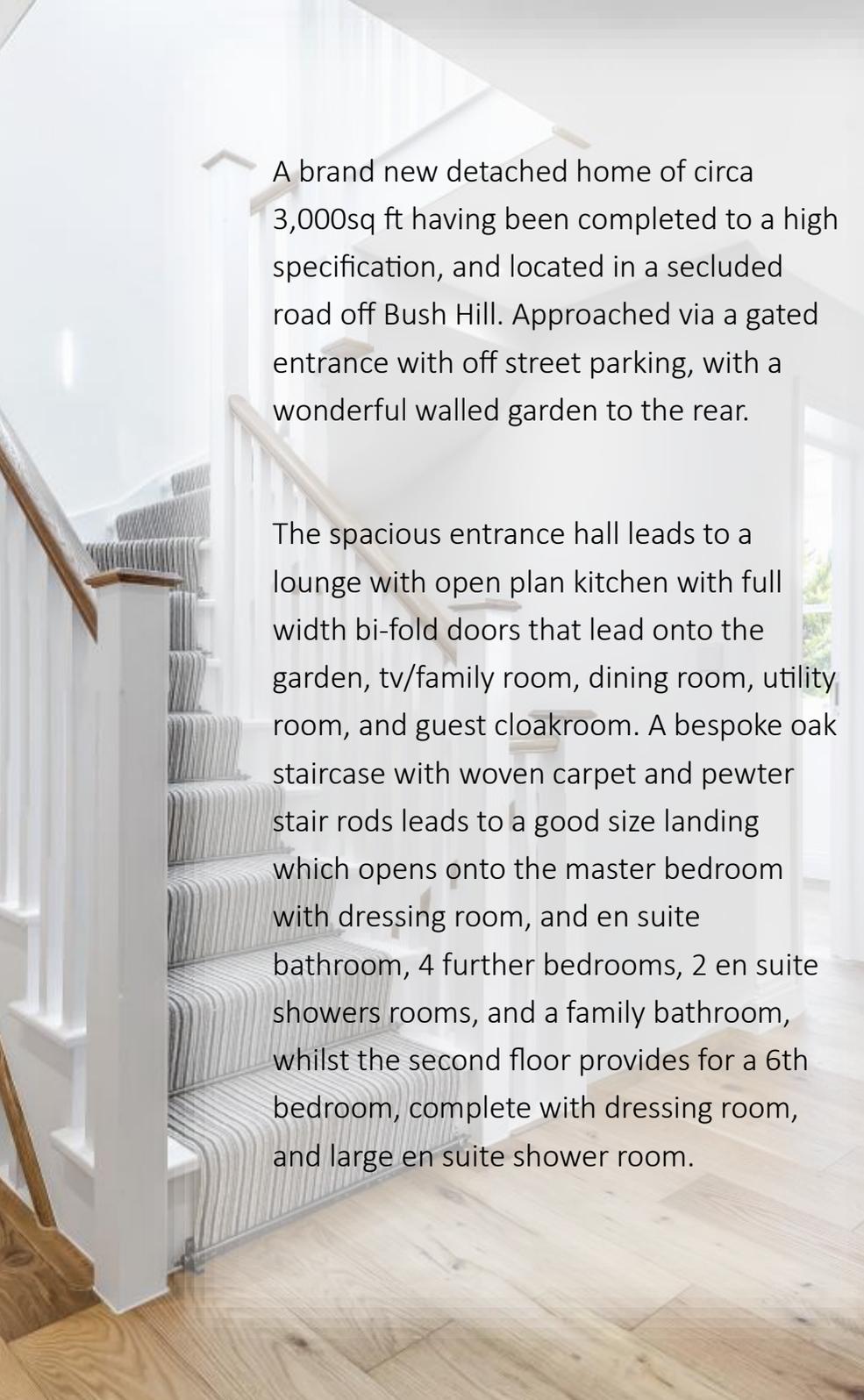


5A

Quakers Walk
Winchmore Hill

LONDON





A brand new detached home of circa 3,000sq ft having been completed to a high specification, and located in a secluded road off Bush Hill. Approached via a gated entrance with off street parking, with a wonderful walled garden to the rear.

The spacious entrance hall leads to a lounge with open plan kitchen with full width bi-fold doors that lead onto the garden, tv/family room, dining room, utility room, and guest cloakroom. A bespoke oak staircase with woven carpet and pewter stair rods leads to a good size landing which opens onto the master bedroom with dressing room, and en suite bathroom, 4 further bedrooms, 2 en suite showers rooms, and a family bathroom, whilst the second floor provides for a 6th bedroom, complete with dressing room, and large en suite shower room.





FEATURES

KITCHEN AND UTILITY ROOM

- Schmidt designer kitchen
- Neff integrated appliances including self cleaning oven, microwave oven, fridge, freezer, dishwasher, washing machine and tumble dryer
- Grohe instant hot water tap
- Italian Granite work surfaces



SECURITY

- Fully installed security alarm with police monitoring option
- Electric entrance gate
- Fully installed video entry system

MEDIA AND COMMUNICATIONS

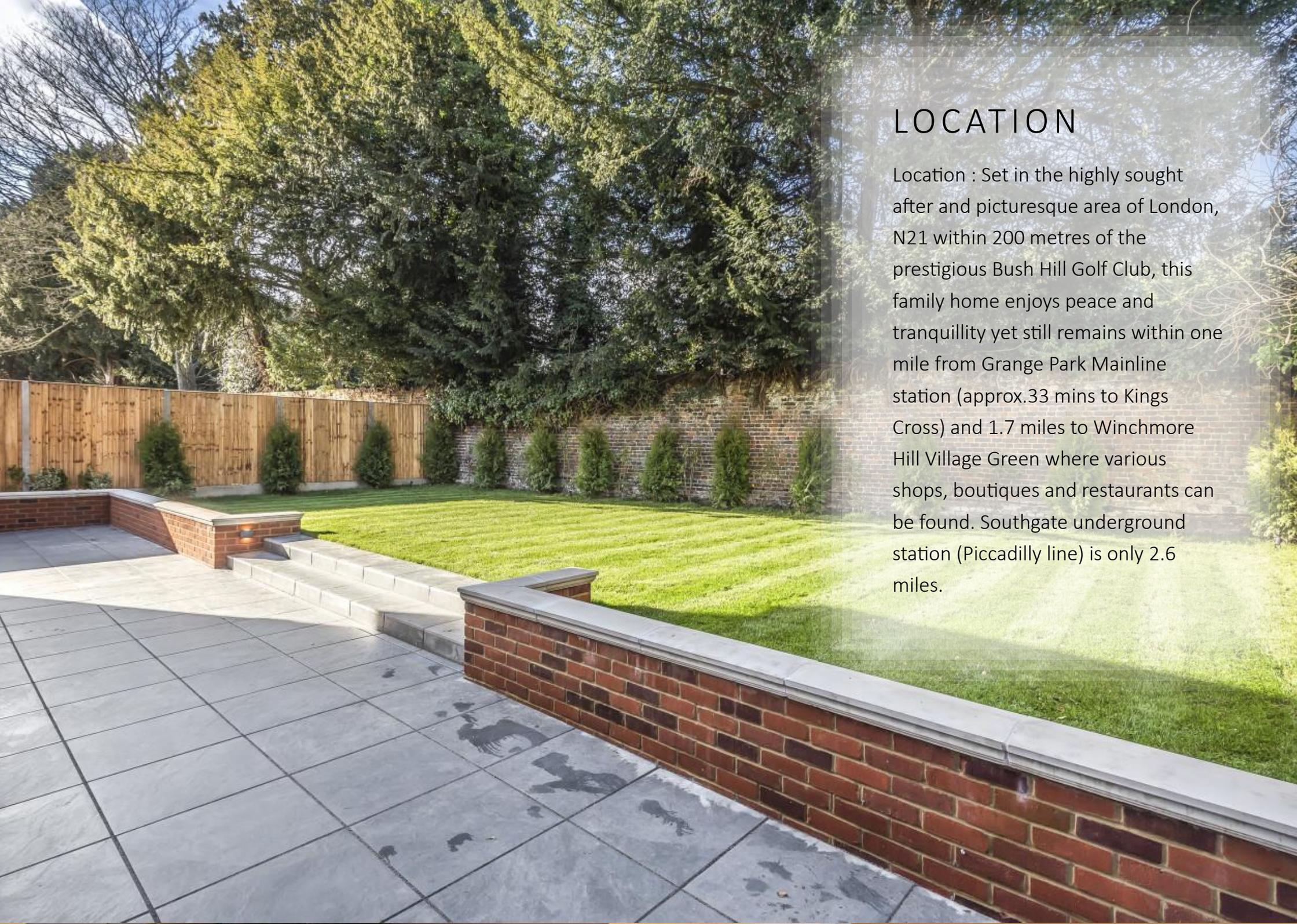
- Fully smart wired throughout with cat 6
- Ceiling speakers to TV room and main living room
- Pre-wired for 5.1 system to TV room and main living room



OTHER SPECIFICATIONS:

- Full gas under floor central heating to ground and first floor
- Grohe shower valves and taps throughout
- Double glazed bespoke timber sash windows
- Professionally landscaped gardens
- 10 Year New Build LABC Warranty





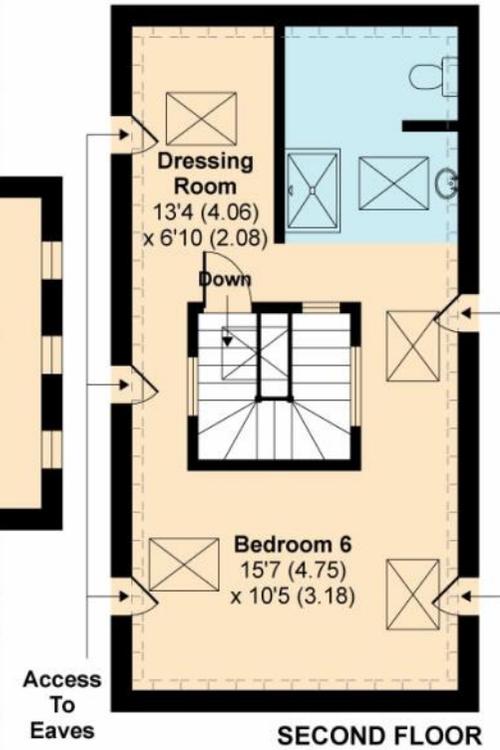
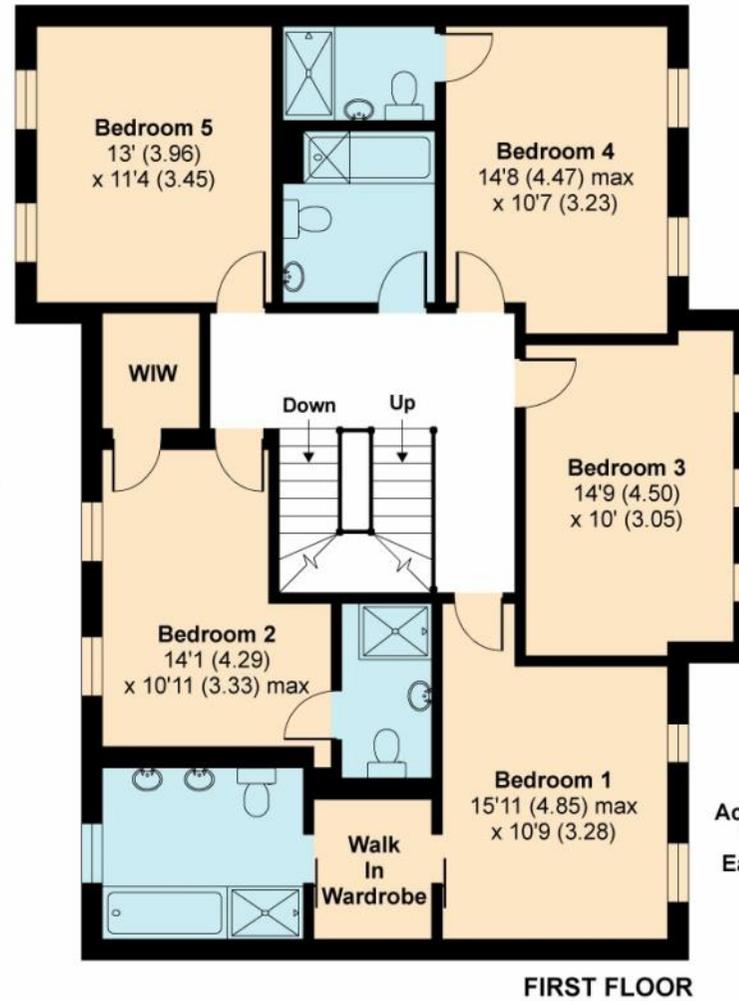
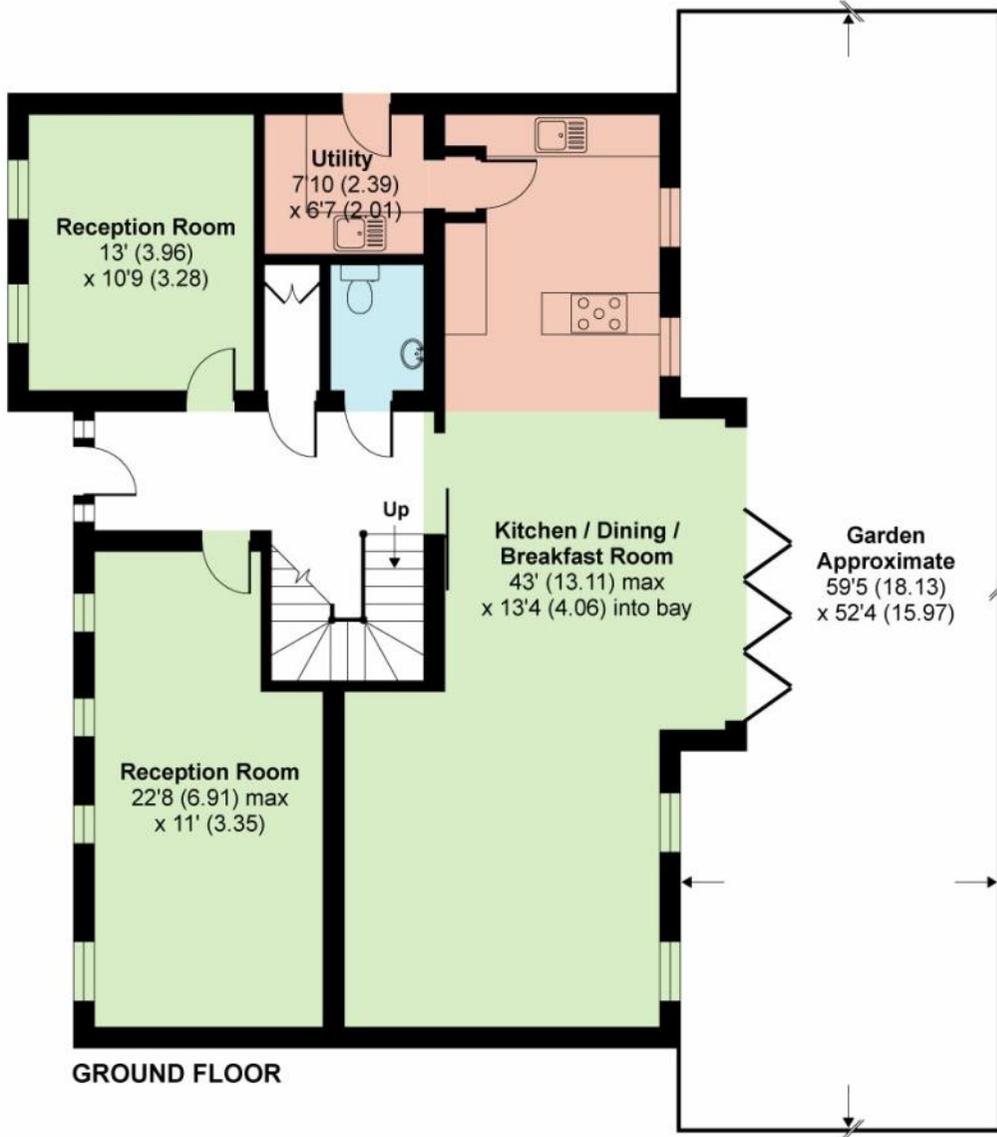
LOCATION

Location : Set in the highly sought after and picturesque area of London, N21 within 200 metres of the prestigious Bush Hill Golf Club, this family home enjoys peace and tranquillity yet still remains within one mile from Grange Park Mainline station (approx.33 mins to Kings Cross) and 1.7 miles to Winchmore Hill Village Green where various shops, boutiques and restaurants can be found. Southgate underground station (Piccadilly line) is only 2.6 miles.

Quakers Walk, Winchmore Hill, London, N21

APPROX. GROSS INTERNAL FLOOR AREA 2990 SQ FT 277.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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