



## SHERBROOK GARDENS, N21 2NX



**£1,000,000 Freehold**

- EXTENDED SEMI DETACHED
- OPEN PLAN REAR RECEPTION/KITCHEN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- SOUTH FACING GARDEN
- LOUNGE
- UTILITY ROOM
- 4 BEDROOMS
- ENSUITE TO MASTER
- OFF STREET PARKING



Property Details

An exceptional extended semi-detached family home located on the ever-popular Sherbrook Gardens in the heart of Winchmore Hill, offering beautifully balanced living space arranged over three floors.

The property opens with a welcoming front reception room, ideal as a formal lounge or family snug. To the rear is a stunning open-plan reception/kitchen, designed for modern family living and entertaining, featuring elegant parquet flooring and expansive bi-fold doors that seamlessly connect the interior with the garden.

The modern fitted kitchen is the centrepiece of the home, boasting a stylish range of units, integrated appliances, and a central island with breakfast bar. A separate utility room sits just off the kitchen, providing additional storage and practicality, while a downstairs cloakroom completes the ground floor.

On the first floor, there are three well-proportioned bedrooms served by a contemporary family bathroom. The second floor is dedicated to a truly impressive master suite, featuring French doors opening to a Juliet balcony with views over the garden, along with a generous en-suite shower room complete with a walk-in shower.

Externally, the property enjoys a south-facing rear garden with a patio area ideal for outdoor dining, a lawned section beyond, and a versatile garden room positioned at the rear, perfect for use as a home office, gym, or studio. To the front, the house benefits from its own driveway, providing off-street parking.

Sherbrook Gardens is a highly sought-after residential road, well positioned for the amenities of Winchmore Hill, including local shops, cafés, and highly regarded schools. Winchmore Hill Station offers regular rail services into Central London, while excellent road connections provide easy access to surrounding areas and major routes. Nearby green spaces further enhance the appeal, making this an ideal location for families and professionals alike.



Approximate Gross Internal Area 1883 sq ft - 175 sq m  
Ground Floor Area 789 sq ft – 73 sq m  
First Floor Area 547 sq ft – 51 sq m  
Loft Area 547 sq ft – 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales	EU Directive 2002/91/EC	

