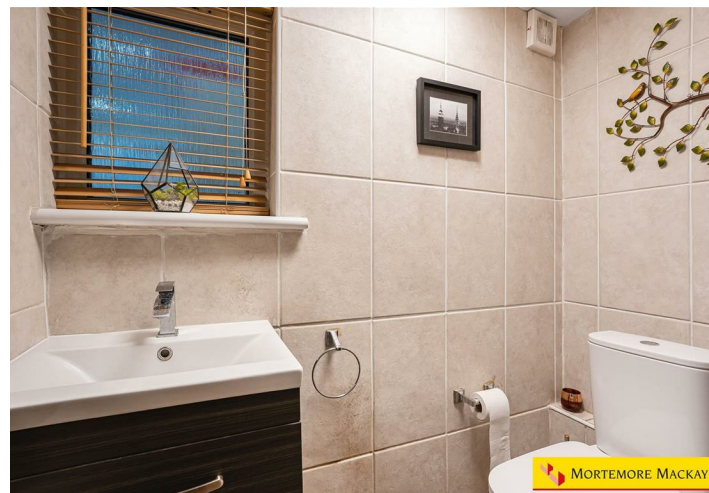




BRANSCOMBE GARDENS, N21 3BN



£2,550,000 Freehold

- DETACHED HOUSE BY ENTRANCE TO GROVELANDS PARK
- THREE BATHROOMS
- STUDY
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- LARGE DRIVEWAY AND GARAGE
- SIX BEDROOMS
- THREE FORMAL RECEPTION ROOMS
- GYM
- DOWNSTAIRS WC AND UTILITY ROOM
- PRIVATE REAR GARDEN EXTENDING TO 103'

Property Details

Positioned on one of Winchmore Hill's prestigious roads, Branscombe Gardens, this magnificent detached house offers an exceptional living experience in one of Winchmore's most sought-after locations. Spanning an impressive 3,390 square feet across three floors, this residence is perfect for families seeking both space and comfort.

Upon entering, you are greeted by a grand entrance hallway that sets the tone for the rest of the home. The ground floor boasts five well-appointed reception rooms, including a front reception room, two connecting reception rooms, and a study, providing ample space for relaxation and entertainment. Additionally, there is a versatile room currently utilised as a gym, an open-plan kitchen and family room ideal for gatherings, a convenient downstairs WC, and a utility room.

The first floor is dedicated to rest and rejuvenation, featuring a principal bedroom complete with a dressing area and an en suite bathroom. Three further bedrooms and a family bathroom ensure that there is plenty of room for family and guests alike. Ascending to the second floor, you will find two additional bedrooms and another bathroom, bringing the total to six bedrooms.

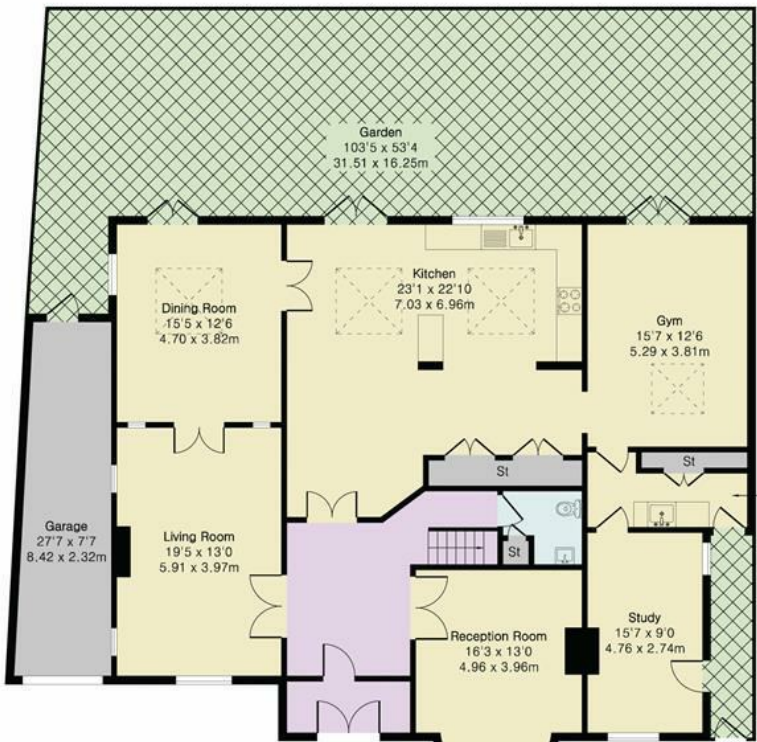
The exterior of the property is equally impressive, with a large carriage driveway offering ample parking space s and leading to a garage. The private rear garden, extending to an impressive 103 feet, provides a tranquil outdoor retreat, perfect for enjoying sunny days or hosting gatherings and sides onto Grovelands Park.

Conveniently located next to Grovelands Park and within easy reach of The Green N21 and Winchmore Hill station, this home combines luxury living with accessibility. This property is a rare find and presents an outstanding opportunity for those looking to settle in a vibrant and welcoming community.

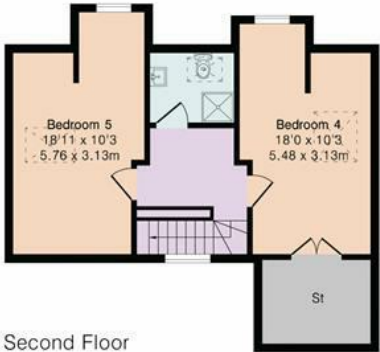


Approximate Gross Internal Area 3390 sq ft - 315 sq m
(Excluding Garage)

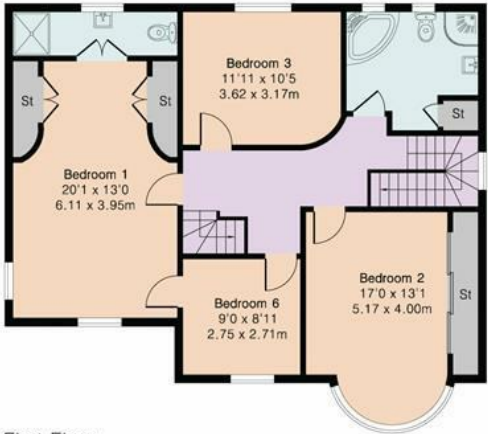
Ground Floor Area 1866 sq ft – 173 sq m
First Floor Area 997 sq ft – 93 sq m
Second Floor Area 527 sq ft – 49 sq m
Garage Area 190 sq ft – 18 sq m



Ground Floor



Second Floor



First Floor



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		
	70	79
England & Wales	EU Directive 2002/91/EC	

