



## HOLLY HILL, N21 1NN



**£900,000 Freehold**

- SEMI DETACHED
- DOWNSTAIRS CLOAKROOM
- 4 DOUBLE BEDROOMS
- UTILITY ROOM
- SOUTHERLY FACING GARDEN
- TWO RECEPTIONS
- KITCHEN
- 2 BATHROOMS
- GARAGE
- OWN DRIVEWAY



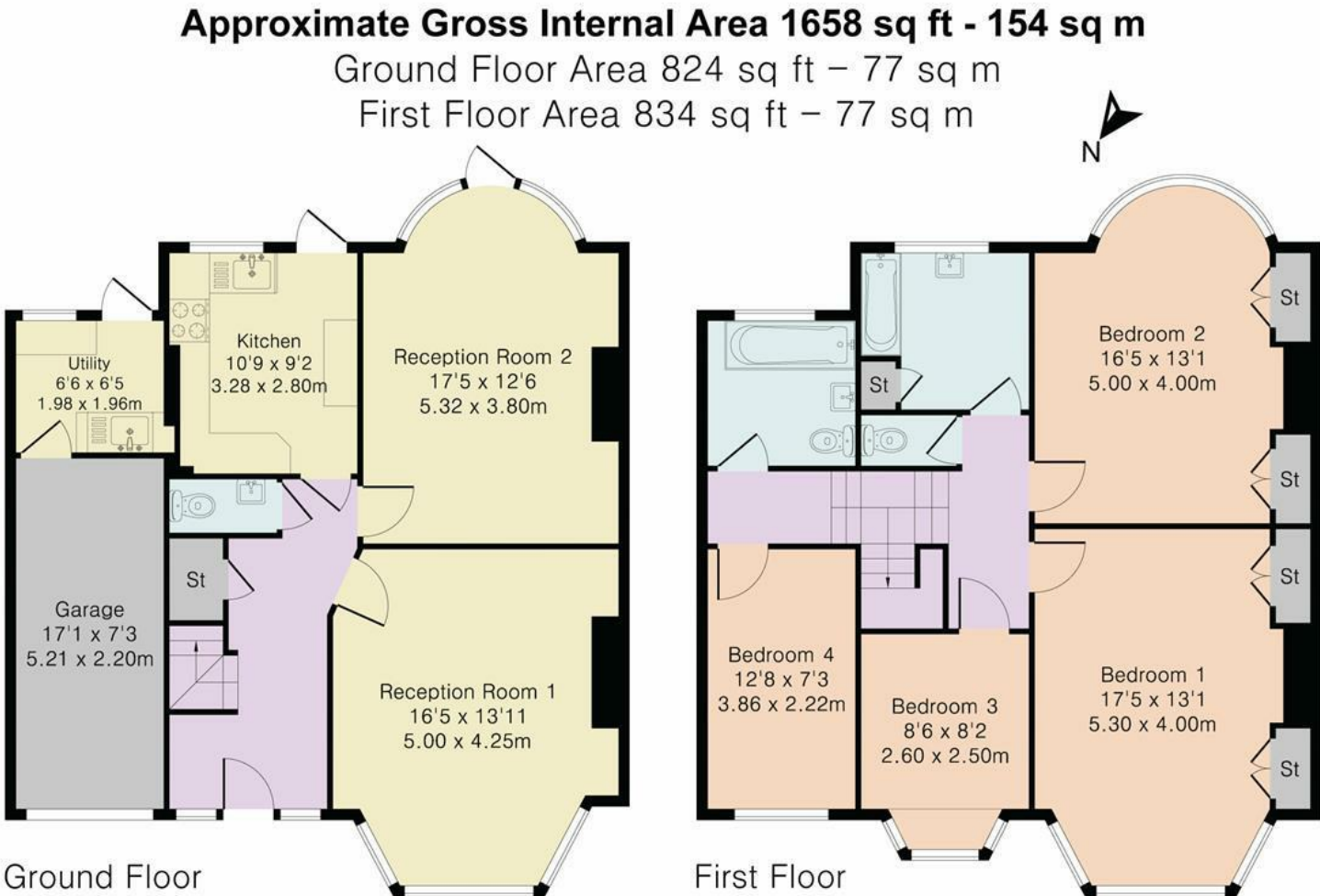
Property Details

Situated in this sought-after turning, this spacious four double bedroomed semi-detached home offers both comfort, convenience and a bright and airy house. Chain-free and offering huge potential, the property requires some modernisation/refurbishment featuring two inviting reception rooms, ideal for entertaining or relaxation, and a well-appointed kitchen, a downstairs cloakroom and a separate utility room add practicality, while the attached garage provides additional storage or parking.

The house boasts two bathrooms, ensuring ample space for the whole family. Outdoors, is a beautifully maintained southerly-facing garden, providing the perfect setting for summer barbecues or quiet afternoons soaking up the sun.

The property is located in the charming area of Winchmore Hill, known for its village-like atmosphere and strong sense of community. Winchmore Hill Green, with its array of boutique shops, cafes, and restaurants, is just a short distance away, offering a delightful mix of independent businesses and local favourites. Grovelands Park, with its beautiful lake and expansive green spaces, is also nearby, providing a perfect spot for weekend walks, picnics, and outdoor activities. Oakwood Park is another gem in walking distance, offering vast open spaces, sports facilities, and a playground, making it ideal for families The area benefits from excellent transport links, including Winchmore Hill Station, which provides easy access to central London. Southgate Circus with it's underground station (Piccadilly Line) and shops are all within easy reach and there is a regular bus service within walking distance. Chaseville Parade and Highlands Sainsburys are also close by.

Eversley Primary School, Grange Park Primary School, Highlands School, and Merryhills School are all within easy reach.



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

