



HOODCOTE GARDENS, N21 2NE



£945,000 Freehold

- SEMI DETACHED
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- WEST FACING GARDEN
- SCOPE TO EXTEND SUBJECT TO PLANNING
- TWO RECEPTIONS
- KITCHEN
- FAMILY BATHROOM
- OFF STREET PARKING

Property Details

CHAIN FREE!!!!

Situated in the sought-after residential enclave of Hoodcote Gardens, N21, this charming three-bedroom semi-detached home offers an exceptional opportunity for families and discerning buyers alike. Lovingly maintained, the property boasts a welcoming front reception room, ideal for entertaining or relaxing, and a spacious rear lounge that opens out to a delightful 180' west-facing garden—perfect for enjoying afternoon sun and al fresco dining. The well-appointed kitchen is complemented by a downstairs cloakroom, adding to the practical layout of this inviting home.

Upstairs, you'll find three generously sized bedrooms and a modern family bathroom, all designed with comfort and functionality in mind. The extensive rear garden is a particular highlight, featuring a lush lawn area and established flower and shrub borders that create a peaceful and private outdoor retreat. To the front, the property benefits from off-street parking for several vehicles, a rare asset in this highly desirable location.

The property previously benefited from granted planning permission for a two-storey side extension, part single-, part two-storey rear extension, and first-floor side extension, offering exciting potential for future development (subject to renewal).

Located within close proximity to a selection of highly regarded schools, including St Pauls Primary school, making this property perfectly placed for growing families. Excellent transport links are also nearby, with Winchmore Hill Station just a short distance away, offering regular rail services into Moorgate and Finsbury Park, while several bus routes and access to major road networks ensure easy connections across North London and beyond.

This is a fantastic opportunity to secure a well-proportioned home in a peaceful, leafy street with scope to extend and make it truly your own. Early viewing is highly recommended.



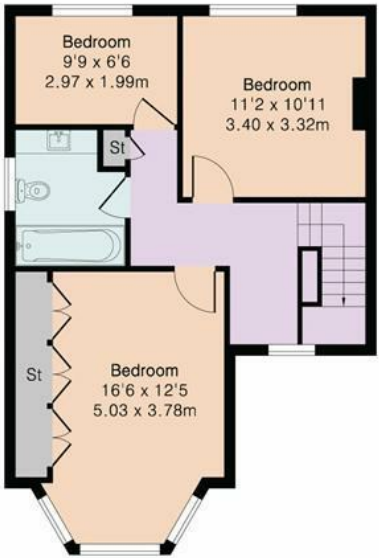
Approximate Gross Internal Area 1136 sq ft - 106 sq m

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 547 sq ft – 51 sq m



Ground 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		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

