



THE CHINE, N21 2EE



£1,700,000 Freehold

- ARTS AND CRAFT DOUBLE FRONTED DETACHED PROPERTY
- OFFICE
- 5 BEDROOMS
- WEST FACING 80' X 50' GARDEN
- CARRIAGE DRIVEWAY
- 4 RECEPTIONS
- KITCHEN
- FAMILY BATHROOM
- GARAGE
- CHAIN FREE

Property Details

Situated in the highly sought-after and picturesque setting of The Chine, N21, this Arts and Crafts style detached double-fronted Edwardian home offers a wonderful opportunity to acquire a property of charm, character, and substance. Set back from the road with an impressive carriage driveway, the house retains many original features typical of its period, including decorative woodwork, feature fireplaces, and high ceilings.

The ground floor offers generous living space with three full reception rooms providing flexibility for both formal entertaining and relaxed family living. There is also a separate study or home office, a fitted kitchen, and a conveniently located downstairs shower room.

On the first floor, the property offers four spacious double bedrooms, each with pleasant outlooks, along with a large family bathroom. The second floor provides a further double bedroom and access to a large loft space, offering excellent potential for future development, subject to the necessary planning permissions.

Outside, the west-facing rear garden extends to approximately 80 feet in length by 50 feet in width and is beautifully bordered by mature flowers and shrubs, with the remainder laid to lawn. This private and sunny space provides an ideal setting for outdoor dining and family enjoyment. To the front, the property benefits from a garage to the side and a carriage driveway providing off-street parking for several vehicles.

While the interior would benefit from updating, the house has been carefully maintained by the current owner, including modern upkeep such as the installation of a new roof. The property's fine proportions, original character features, and desirable location make it a rare opportunity to create a truly special family home.

The Chine is one of Winchmore Hill's most desirable addresses, offering easy access to Grange Park Station and local shops and restaurants.



Approximate Gross Internal Area 2567 sq ft - 238 sq m
 (Excluding Garage/Outbuilding/Void/Eaves)
 Ground Floor Area 1324 sq ft - 123 sq m
 First Floor Area 1038 sq ft - 96 sq m
 Second Floor Area 205 sq ft - 19 sq m
 Garage/Outbuilding Area 420 sq ft - 39 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			
England & Wales		EU Directive 2002/91/EC	

