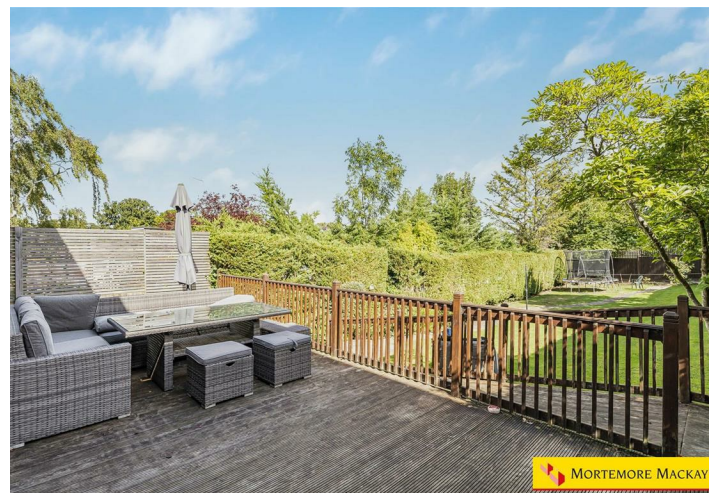




## ELMBANK, N14 6AX



**£980,000 Freehold**

- DETACHED HOUSE WITHIN CUL DE SAC
- FAMILY BATHROOM
- THREE CONNECTING RECEPTION AREAS
- MODERN FITTED KITCHEN AND DINING ROOM
- 90' REAR GARDEN
- THREE BEDROOMS
- ENSUITE BATHROOM
- OFFICE
- UTILITY & DOWNSTAIRS WC
- OFF STREET PARKING FOR TWO CARS



Property Details

Positioned in the tranquil cul-de-sac of Elmbank, London N14, this exquisite detached house offers a perfect blend of comfort and modern living. With three well-appointed bedrooms, this home is ideal for families seeking both space and style. The property boasts a stylish family bathroom and an en-suite bathroom to the principle bedroom, ensuring convenience for all residents.

As you enter, you are greeted by a welcoming hallway that leads to three connecting reception rooms, providing ample space for relaxation and entertainment. A unique feature of this home is the hidden office, cleverly concealed behind an opening bookcase, perfect for those who work from home or require a quiet study area. The heart of the home is undoubtedly the impressive 21-foot modern fitted kitchen and dining room, designed for both functionality and social gatherings with bifold doors leading onto the raised decking area. Additionally, a utility room and a downstairs WC enhance the practicality of this delightful residence.

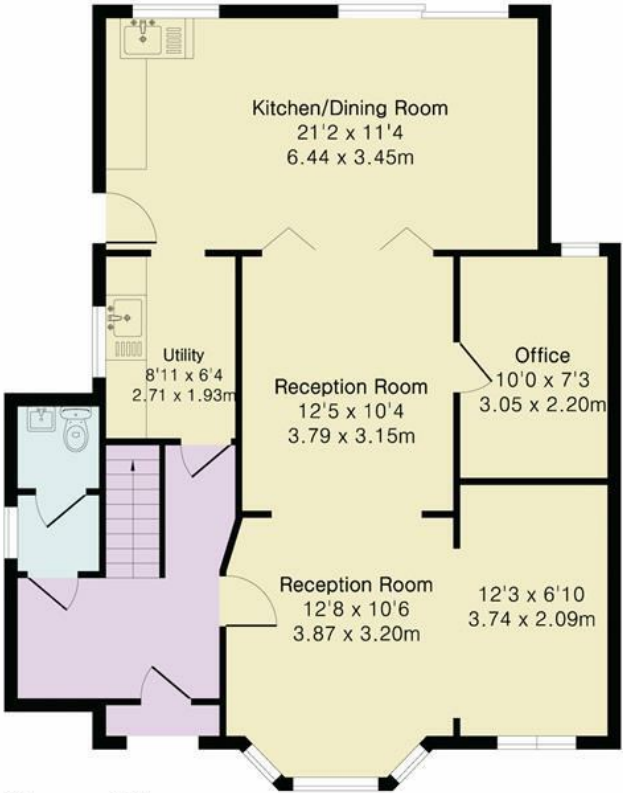
Step outside to discover a private rear garden, complete with a raised decked area that is perfect for al fresco dining, and a beautifully maintained lawn, ideal for children to play or for gardening enthusiasts. The front of the property is paved, providing off-street parking for two cars, a valuable asset in this sought-after area.

Accessibility is a key feature, with a lift connecting the ground floor to the main bedroom, ensuring ease of movement throughout the home. The location is superb, with both Southgate and Winchmore Hill stations just a short distance away, along with a variety of shops, restaurants, and cafes to explore.

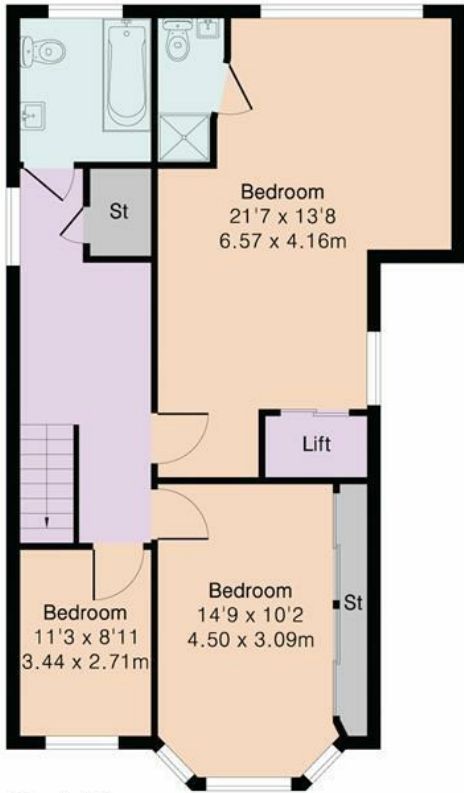
This property is a rare find, combining modern amenities with a peaceful setting, making it an excellent choice for those looking to settle in a vibrant community.



Approximate Gross Internal Area 1554 sq ft - 144 sq m  
Ground Floor Area 897 sq ft – 83 sq m  
First Floor Area 657 sq ft – 61 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		84
(81-91) B		
(69-80) C	69	
(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 