

## PARK DRIVE, N21 2LR



 MORTEMORE MACKAY

**£1,150,000 Freehold**

- EXTENDED SEMI DETACHED WITH 2186 SQ/FT OF ACCOMMODATION
- MODERN KITCHEN
- 5 BEDROOMS
- FAMILY BATHROOM
- OFF STREET PARKING
- TWO RECEPTIONS
- CONSERVATORY
- 2 ENSUITES
- SOUTH FACING GARDEN
- 20'5" GARAGE

## Property Details

Situated on one of Winchmore Hill's most sought-after residential roads, this extended semi-detached house offers spacious and versatile accommodation arranged over three floors. The property opens with a generous hallway with a downstairs cloakroom. At the front is a charming reception room with double glazed bay windows featuring stained glass leaded light top quarters, a feature fireplace and coved ceiling. To the rear, a second reception room enjoys French doors leading directly to the conservatory. The kitchen is fitted with a stylish two-tone design, quartz work surfaces, integrated appliances and a breakfast bar, and leads through to a large conservatory with ceiling fans and overlooking the south-facing garden.

On the first floor there are four well-proportioned bedrooms, one with its own en-suite shower room, together with a modern family bathroom. The second floor provides a fifth bedroom with dormer window and a further en-suite bathroom, making this an ideal home for larger families or those seeking extra space for guests or working from home.

The rear garden is south facing and features a paved patio with the remainder laid to lawn, while to the front of the property there is a brick-paved driveway providing off-street parking and access to a garage.

Park Drive is ideally positioned for transport and local amenities. Winchmore Hill and Grange Park station provides regular services into Moorgate and Finsbury Park, while the nearby A10 and North Circular Road offer excellent connections by car. The area is well served by bus routes into Enfield, Palmers Green and Southgate. Families are particularly drawn to the location for its excellent choice of schools, with Highfield Primary, St Paul's CofE, Eversley Primary and Winchmore School all within easy reach, along with a number of highly regarded independent schools including Palmers Green High and Grange Park Preparatory.



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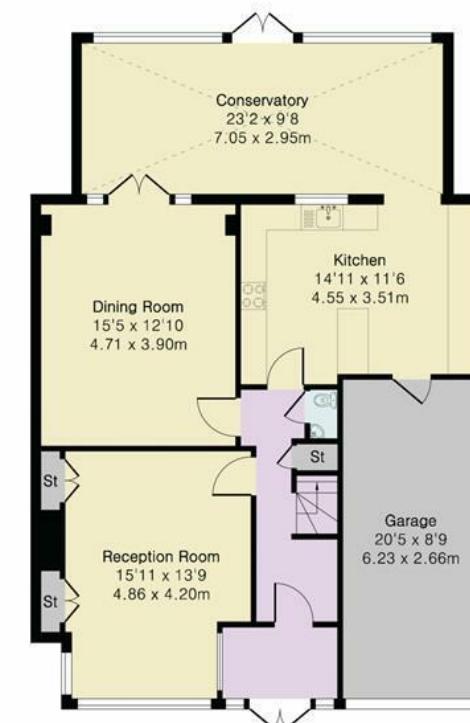
## Approximate Gross Internal Area 2186 sq ft - 204 sq m (Including Garage)

Ground Floor Area 1118 sq ft - 104 sq m

First Floor Area 783 sq ft - 73 sq m

Top Floor Area 285 sq ft - 27 sq m

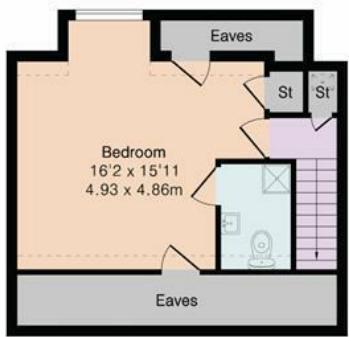
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Ground Floor



First Floor



Top 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.

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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		

