



BARROWELL GREEN, N21 3AY



Asking price £575,000 Freehold

- FOUR BEDROOMS
- KITCHEN
- GARDEN
- EXCELLENT LOCATION
- SOUTH WEST FACING GARDEN
- THROUGH LOUNGE
- FAMILY BATHROOM
- SUMMER HOUSE
- CATCHMENT FOR SCHOOLS

Property Details

A substantial and highly versatile four-bedroom home positioned on the ever-popular Barrowell Green, N21, offering over 1,070 sq ft of well-configured living space, ideally suited to modern family life. The property features an impressive loft conversion creating a superb principal bedroom, alongside a generous reception room that can be easily zoned for living, dining and home-working — perfect for buyers seeking both space and flexibility.

The ground floor features a bright and spacious through lounge, enhanced by double-glazed windows to both the front and rear aspects, allowing for excellent natural light throughout the day. To the rear is a fitted kitchen with ample room for dining, providing a practical and sociable space for family life and entertaining.

On the first floor are two well-sized double bedrooms and a family bathroom, fitted with both a bath and separate shower, catering perfectly to modern living. The second floor offers two further bedrooms, making this an ideal home for growing families, home working, or guest accommodation.

Externally, the property boasts a pleasant rear garden with an initial patio area, ideal for outdoor dining, leading to a lawned garden and a summer house positioned to the rear, offering excellent additional storage or potential for a home office or hobby space.

Barrowell Green is well regarded for its excellent transport links, with easy access to Winchmore Hill mainline station providing direct services into central London, as well as Southgate Underground station on the Piccadilly Line for convenient commuting. A variety of local bus routes and nearby road links, including the A10 and North Circular, further enhance connectivity.

The area is also popular with families due to its proximity to well-regarded local primary and secondary schools, along with nearby green spaces, shops, and amenities, making this a superb opportunity to secure a spacious and versatile family home in a sought-after North London location.



Approximate Gross Internal Area 1074 sq ft - 100 sq m (Excluding Outbuilding)

Ground Floor Area 450 sq ft - 42 sq m
First Floor Area 353 sq ft - 33 sq m
Second Floor Area 271 sq ft - 25 sq m
Outbuilding Area 110 sq ft - 10 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		70	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

