



## THE ORCHARD, N21 2DJ



 MORTEMORE MACKAY

**£1,050,000 Freehold**

- STUNNING EXTENDED SEMI DETACHED HOUSE
- TWO STYLISH BATHROOMS
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC
- GARDEN ROOM WITH SAUNA
- FOUR BEDROOMS PLUS STUDY/DRESSING ROOM
- THREE RECEPTION AREAS
- UTILITY ROOM
- 98'5" REAR GARDEN
- OFF STREET PARKING

## Property Details

Placed in the tranquil surroundings of The Orchard, Winchmore Hill, this exceptional extended semi-detached house offers a perfect blend of modern living and classic charm. Situated on a quiet road, the property is conveniently located near Bush Hill Park Golf Course and is ideally positioned between Winchmore Hill and Enfield, providing easy access to various train stations.

Spanning an impressive 1823 square feet over three floors, this home boasts three spacious reception rooms, making it perfect for both entertaining and family life. Upon entering, you are welcomed by a hallway that leads to a front reception room, a convenient downstairs WC, and a stunning open-plan modern fitted kitchen and dining area. The kitchen seamlessly flows into a further reception room, enhanced by two sets of sliding doors and a skylight, which invite an abundance of natural light and lead out to a delightful decked area and garden.

The first floor features three well-proportioned bedrooms and a stylish bathroom, while a further staircase ascends to a recently converted loft space. This outstanding area offers far-reaching views and includes a principal bedroom with a fabulous en suite, along with an additional room that is ideal for use as a study or dressing room.

The property also benefits from a front garden with circular paving, providing off-street parking and has an EV charging point. At the rear, the private garden extends to an impressive 98'5", featuring a lush lawn area and a versatile garden room currently utilised as a gym, complete with an adjacent sauna room.

This remarkable home is perfect for those seeking a spacious and modern living environment in a desirable location. Don't miss the opportunity to make this stunning property your own.



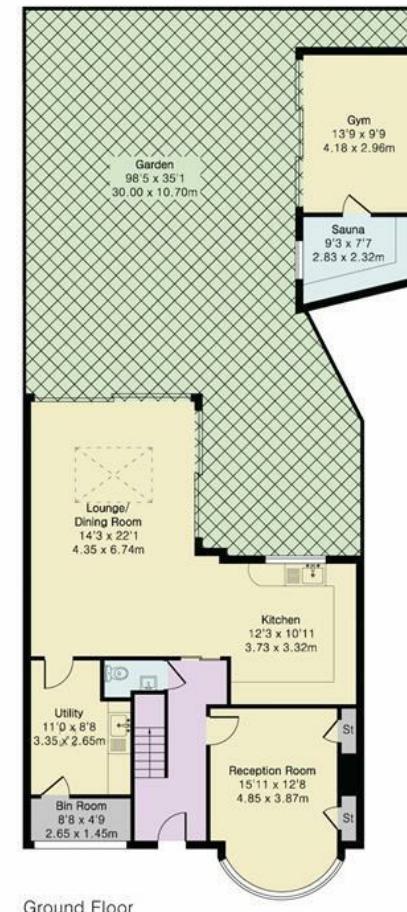
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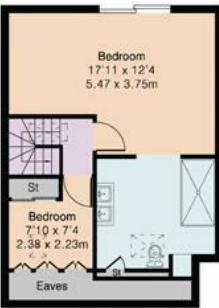
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**Approximate Gross Internal Area 1823 sq ft - 169 sq m  
(Excluding Outbuilding)**

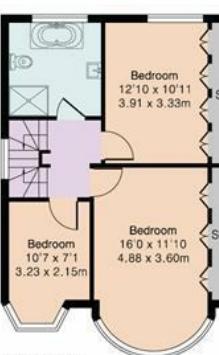
Ground Floor Area 917 sq ft - 85 sq m  
First Floor Area 505 sq ft - 47 sq m  
Top Floor Area 401 sq ft - 37 sq m  
Outbuilding Area 199 sq ft - 18 sq m



Ground Floor



Top 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.

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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		

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