



SHERBROOK GARDENS, N21 2NU



£935,000

- SEMI DETACHED
- OPEN PLAN KITCHEN/REAR LOUNGE
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- 90' REAR GARDEN
- FRONT RECEPTION
- UTILITY ROOM
- FOUR BEDROOMS
- ENSUITE BATHROOM
- OFF STREET PARKING

Property Details

Situated in the sought-after Sherbrook Gardens, N21, this attractive semi-detached family home offers a wonderful blend of space, comfort and convenience in a highly desirable Winchmore Hill location. The property opens into a welcoming hallway with a downstairs cloakroom, leading to a bright front reception room and a well-appointed kitchen that flows seamlessly into a spacious rear reception area – perfect for modern family living and entertaining. A separate utility room adds to the practicality of the ground floor layout.

Upstairs, the first floor boasts three generously sized bedrooms and a stylish, modern family bathroom. A standout feature of this home is the recently completed loft conversion, which offers a superb principal suite complete with air conditioning, a spacious ensuite bathroom, and patio doors opening to Juliet balconies with views across the delightful rear garden. The garden itself extends to approximately 90 feet, with a well-maintained lawn, mature flower and shrub borders, and the unique benefit of backing directly onto Vicars Moor Lane Tennis Club, offering both privacy and a picturesque outlook. The front garden provides off street parking for a couple of vehicles.

Ideally located, this property is within easy reach of Winchmore Hill mainline station, offering regular services into Moorgate, as well as local bus routes providing convenient links into Enfield Town and Southgate. The area is well served by a selection of popular schools, including several rated highly by Ofsted, making it an excellent choice for families. With its generous accommodation, beautiful garden setting, and enviable location, this is a home that truly must be seen to be appreciated.



Approximate Gross Internal Area 1527 sq ft - 142 sq m

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 530 sq ft – 49 sq m

Second Floor Area 408 sq ft – 38 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		86
(81-91) B		
(69-80) C		59
(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 

