

## GREEN MOOR LINK, N21 2NN



 MORTEMORE MACKAY

**£1,075,000 Freehold**

- SEMI DETACHED
- 2 RECEPTIONS
- ENSUITE BATHROOM
- WEST FACING GARDEN
- DOWNSTAIRS CLOAKROOM
- 4 EXCELLENT SIZE BEDROOMS
- MODERN KITCHEN
- FAMILY BATHROOM
- OFF STREET PARKING FOR SEVERAL VEHICLES

## Property Details

This beautifully presented four-bedroom semi-detached family home is situated in the highly desirable Green Moor Link area of Winchmore Hill. Arranged over three floors, the property offers a bright and spacious interior that balances modern design with comfortable living spaces.

Upon entering, you are greeted by a welcoming hallway that leads to two generously proportioned reception rooms, both of which are ideal for entertaining guests or enjoying relaxed family gatherings. The modern kitchen, fitted with sleek cabinetry and quality appliances, provides plenty of storage and workspace. A convenient downstairs cloakroom adds further practicality to the ground floor layout.

There are four well-proportioned bedrooms providing ample space for a growing family or for those who require extra room for home offices. The principal bedroom benefits from its own stylish ensuite bathroom, while a separate family bathroom serves the remaining bedrooms, each featuring contemporary fixtures and fittings.

Outside, the west-facing rear garden captures the afternoon and evening sun, creating a perfect setting for outdoor relaxation, gardening, or alfresco dining.

Winchmore Hill Overground Station is nearby, offering frequent services to Moorgate, while Southgate's Piccadilly Line provide additional routes for a swift commute into central London. By car, the A10 and M25 are easily accessible, and numerous local bus routes serve the surrounding area.

Families will appreciate the range of well-regarded schools in close proximity, many rated "Good" or "Outstanding" by Ofsted. The local community also offers an array of amenities, including shops, cafés, and restaurants at Winchmore Hill Green.



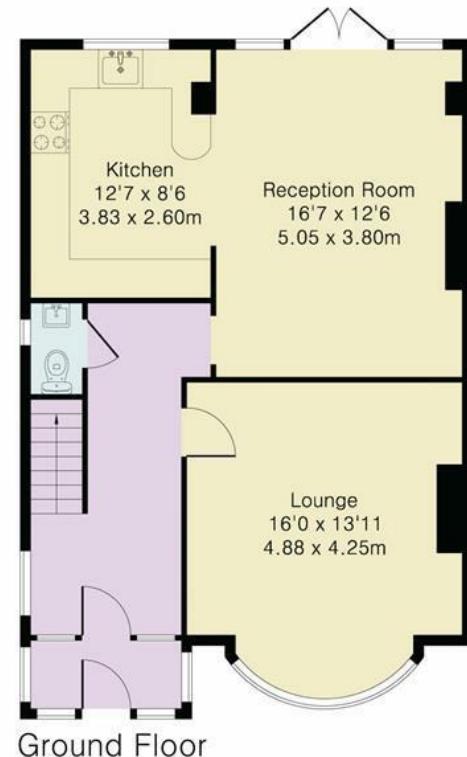
## Approximate Gross Internal Area 1947 sq ft - 181 sq m

Ground Floor Area 698 sq ft - 65 sq m

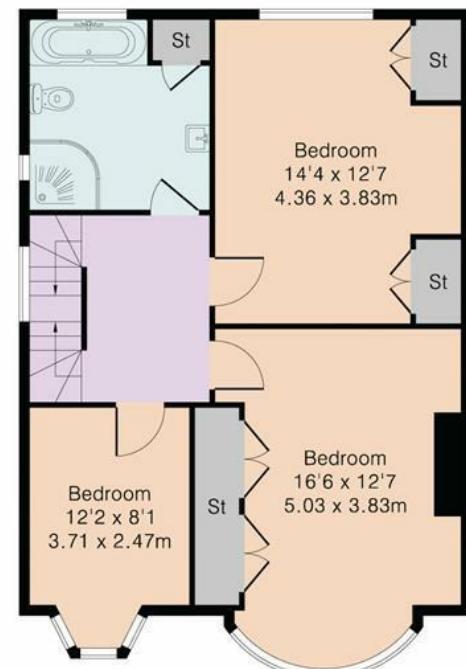
First Floor Area 677 sq ft - 63 sq m

Top Floor Area 414 sq ft - 38 sq m

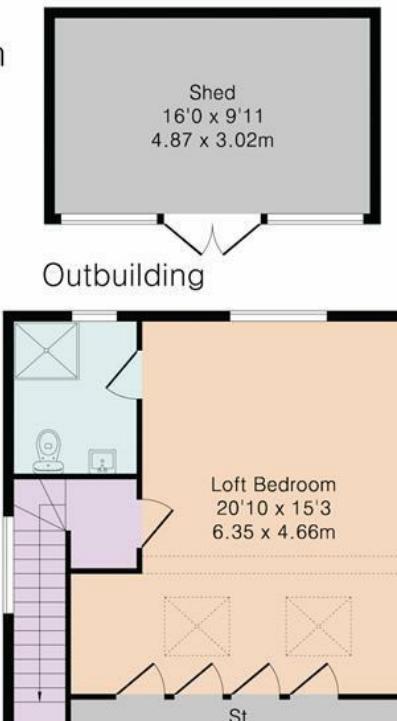
Outbuilding Area 158 sq ft - 15 sq m



Ground Floor



First Floor



Top Floor



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



MORTEMORE MACKAY

| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         |           |
| (81-91) B  |         | 80        |
| (69-80) C  |         |           |
| (55-68) D  | 66      |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not energy efficient - higher running costs                |         |           |
| England & Wales  |         |           |
| EU Directive 2002/91/EC                                    |         |           |

