

# Broad Walk

Winchmore Hill

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# Redtree, 18 Broad Walk, Winchmore Hill, N21 3DB

Situated on Winchmore Hill's exclusive Broad Walk, we are proud to offer this exquisite 6 bedroom, 5 reception detached family home that boasts the space so many strive to achieve in this exclusive location. Marrying traditional architectural proportions and features coupled with meticulous interior design and specification, some of which has been sourced from overseas. The ground floor accommodation has been extensively remodelled and boasts a grand reception hallway and due to the magnificent proportion and width of the house, you are offered a series of wonderfully appointed reception rooms including a dining room that can comfortably seat 16 people, an excellent double drawing room and immaculately executed bright open-plan kitchen/breakfast room with separate utility room amongst other fantastic entertaining rooms. There is a beautiful conservatory which can be approached from the central drawing room and provides one of the many accesses to the rear garden.

The first floor accommodation comprises the master bedroom suite complete with dressing area which leads into a stunning 6 piece en-suite bathroom. There are a further 5 double bedrooms between the first and second floors all with individually designed en-suite facilities using the highest quality materials and sanitary-ware. A fabulous open plan sitting/dining room can also be found on the top floor with its own fitted kitchenette making the room ideal for entertaining or staff accommodation.

The south facing rear garden extends to approx.106ft and incorporates a purpose built BBQ room ideal for al fresco dining and a substantial detached games room of 500 sq ft to the rear of the garden. The private rear garden has mature shrubs and trees to the perimeter along with fenced borders to the neighbouring properties.

Approach: The property is approached via sliding wrought iron electronic gates leading to the block paved carriage driveway providing off street parking for numerous vehicles and access to the integral double garage and gated side pedestrian access to the rear garden.

For more properties for sale in Hadley Wood please call our Hadley Wood Estate Agents 0208 440 9797 .















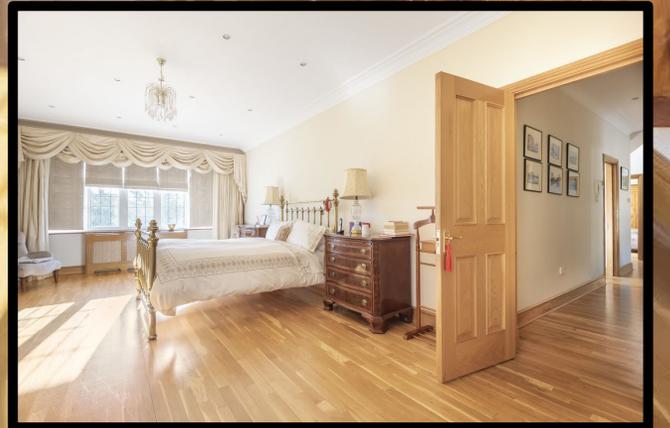
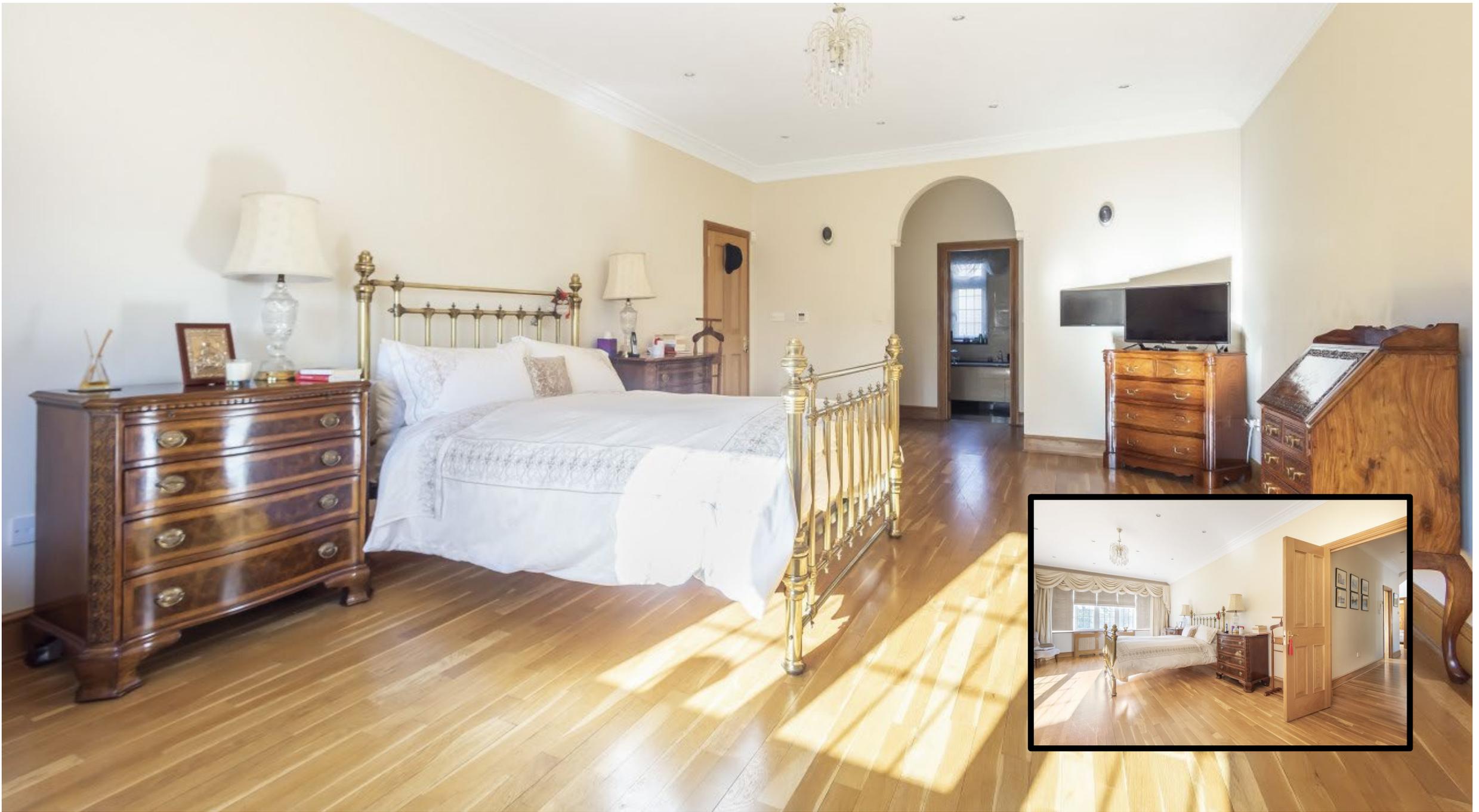
























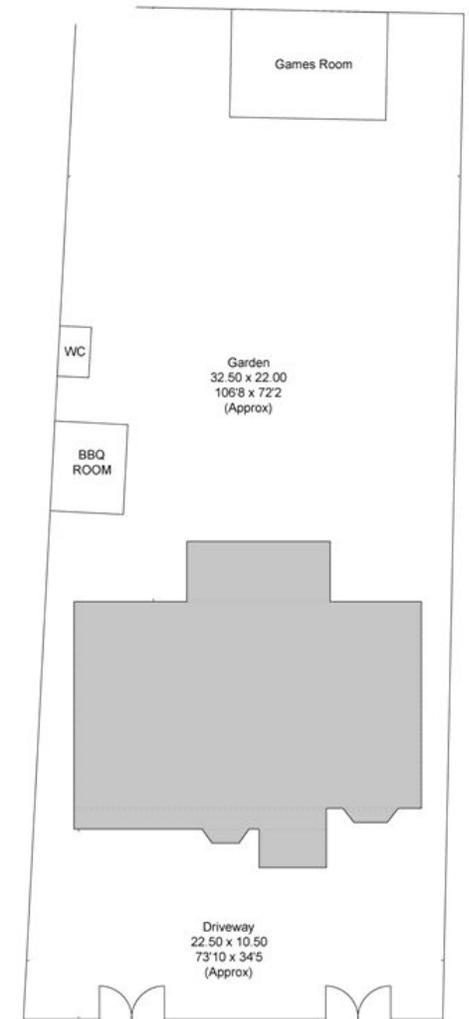




(Not Shown In Actual Location / Orientation)  
Games Room



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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