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Broad Walk
London



43 Broad Walk, London, N21 3BL

This substantial detached residence spans over 6541sq ft . the property consists of 6 bedrooms, 4 receptions and 5 bathrooms. This gated detached house sits in a prominent position on the corner of Broad Walk and Branscombe Gardens.

The grand reception hall has a marble tiled floor and feature fireplace. This lounge is approx. 30ft in length room and also has also feature fireplace with upturned coving and recessed lighting. Next door is a formal dining room which adjoins a spacious family/games room with bar and feature open fire place; with views over the garden.

The kitchen/diner has a range of modern lacquered wall and base units with a range of integrated Siemen's appliances and 20mm natural stone work tops and benefits from a utility room plus laundry room which lead to a downstairs cloakroom WC and hallway with stairs to the 1st floor.

To the first floor there 5 double bedrooms with the principle suite benefiting from a walk-in wardrobe and fully tiled 5 piece en-suite. There are 2 further bathrooms, one with steam shower plus separate w/c. to complete this floor there is also a study.

The second floor has an impressive (36ftx20ft) games / play room with further bedroom, bathroom and lots of storage.

Outside there is a bespoke brick built summer house featuring a luxury jacuzzi/sauna/shower plus covered BBQ / entertaining area. There is a garage plus off street parking for several vehicles.

Location: Situated on Broad Walk within easy reach on Winchmore Hill mainline station and Winchmore Hill Green with its restaurants and clothes boutiques. Winchmore Hill mainline station offers a regular service into Moorgate with a journey time of approximately 30 minutes. Southgate underground station (Piccadilly Line) is about 1 mile away.



















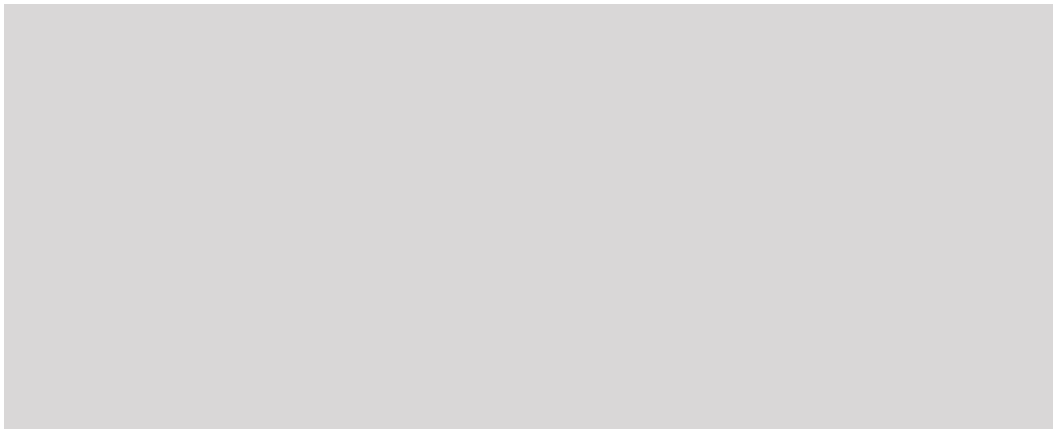










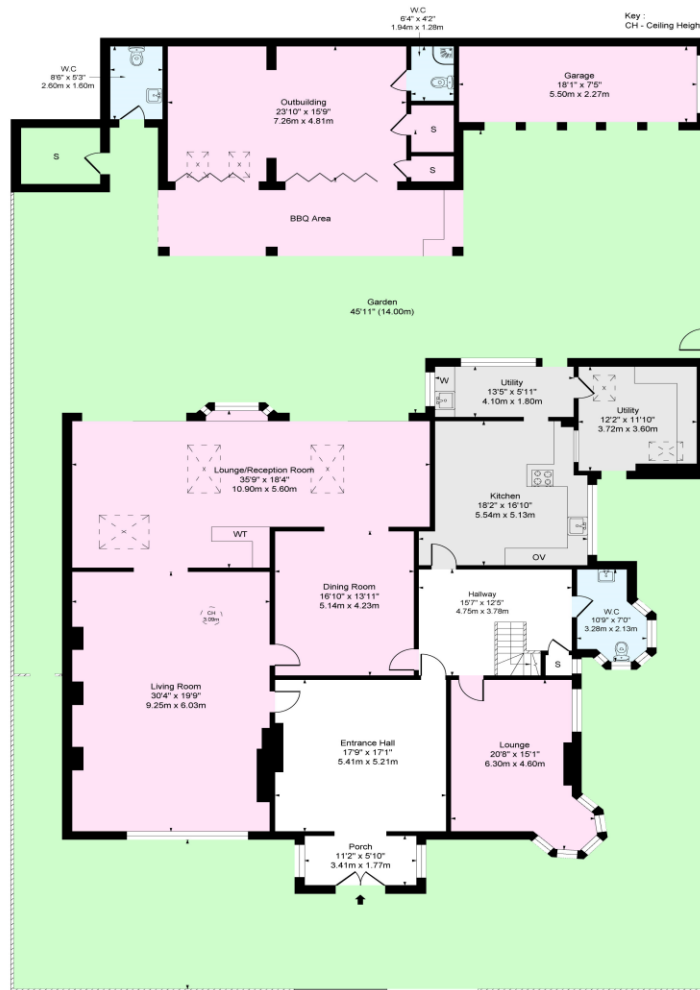


BROAD WALK, WINCHMORE HILL, N21 3BC

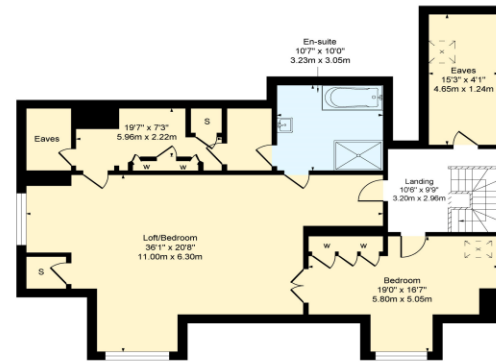
Approximate gross Internal Area
607.70 sq m / 6541 sq ft



Local Authority: Enfield
Council tax band: H
Tenure: Freehold



Ground Floor
326.64 sq m / 3516 sq ft



Top Floor
117.35 sq m / 1263 sq ft



First Floor
163.70 sq m / 1762 sq ft

This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.

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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STATONS HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
EN4 0EJ
0208 440 9797
hadley@statons.com