



Hoodcote Gardens
London, N21 2NG

Nestled within the desirable residential setting of Hoodcote Gardens, Winchmore Hill, this beautifully extended four-bedroom semi-detached property combines generous living space with contemporary finishes. A welcoming reception hallway provides an immediate sense of scale, leading to two stylish reception rooms. The front lounge features an attractive decorative fireplace, while the rear reception room opens to the garden through elegant French doors, creating a bright and inviting space for both entertaining and relaxation.

The standout feature of the home is the spacious open-plan kitchen/diner, fitted with an extensive range of wall and base units, a central island, and striking bi-fold doors that fill the room with natural light while offering seamless access to the rear garden. A separate utility room and a ground-floor WC add convenience and further enhance the thoughtful layout.

Upstairs, the property offers four well-sized bedrooms and a sleek, modern family bathroom—ideal for family living. The rear garden provides a delightful outdoor haven, complete with a patio area and a well-maintained lawn. The garage, accessed via its own independent driveway, offers ample storage or parking space, while the gated front driveway, finished with smart block paving, provides additional secure off-street parking.

Perfectly positioned in the heart of Winchmore Hill, the home is within easy reach of excellent local amenities, independent shops, and highly regarded schools. Transport connections are superb, with Winchmore Hill rail station offering direct links to Moorgate and convenient road access via the A10 and North Circular (A406) ensuring straightforward commuting. This property presents a rare opportunity to secure a spacious family home in a sought-after and well-connected location.





























Approximate Gross Internal Area 1825 sq ft - 170 sq m

Ground Floor Area 1064 sq ft – 99 sq m

First Floor Area 761 sq ft – 71 sq m

Garage Area 221 sq ft – 20 sq m
(Excluding Garage)



Local Authority: Enfield
Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



