



# Wades Hill

London, N21



# Wades Hill

A stunning three bedroom contemporary cottage, exceptionally designed and situated in the heart of Winchmore Hill, just a short walk from Winchmore Hill Green.

The ground floor features underfloor heating throughout and boasts a spacious open-plan layout centered around a beautiful double-height void in the ceiling, which floods the room with natural light. The lounge area is anchored by a stylish gas fireplace, creating a warm and inviting atmosphere. The modern kitchen includes a large central island and high-quality integrated appliances, including a gas hob. Bifold doors open seamlessly onto the courtyard garden, extending the living space outdoors. To complete this floor there is also a guest cloakroom.

The first floor offers an airy, open landing space that could also be used as a study. The principal suite benefits from a double-aspect outlook, a walk-in wardrobe, and a modern ensuite bathroom. There are two further bedrooms, both with built-in wardrobe space, one of which also has an ensuite. The family bathroom is stylishly tiled throughout and features a bath positioned beneath a window, allowing you to enjoy the stars while relaxing in the bath.

The rear of the property features a spacious courtyard garden with a large patio area, complete with a built-in pizza oven and BBQ perfect for summer entertaining. The front of the property is mainly paved offering off street parking 2 cars.

- Specification:
- Underfloor heating throughout downstairs
- Radiators upstairs
- Gas fireplace
- Water softener
- Hardwired upgraded intercom system recently fitted with a new alarm system
- Hive heating system
- Futronix mood lighting downstairs
- LED spotlights throughout

**Location:** The property is a couple of minutes walk from Winchmore Hill mainline station and within easy reach of Winchmore Hill Green with its restaurants and other amenities. Southgate underground station is a short drive away and the M25 is approximately 6 miles away. Local recreational facilities include Enfield and Bush Hill Park Golf Club and several Tennis Clubs and parks.





**STATONS**





**STATONS**





**STATONS**





**STATONS**





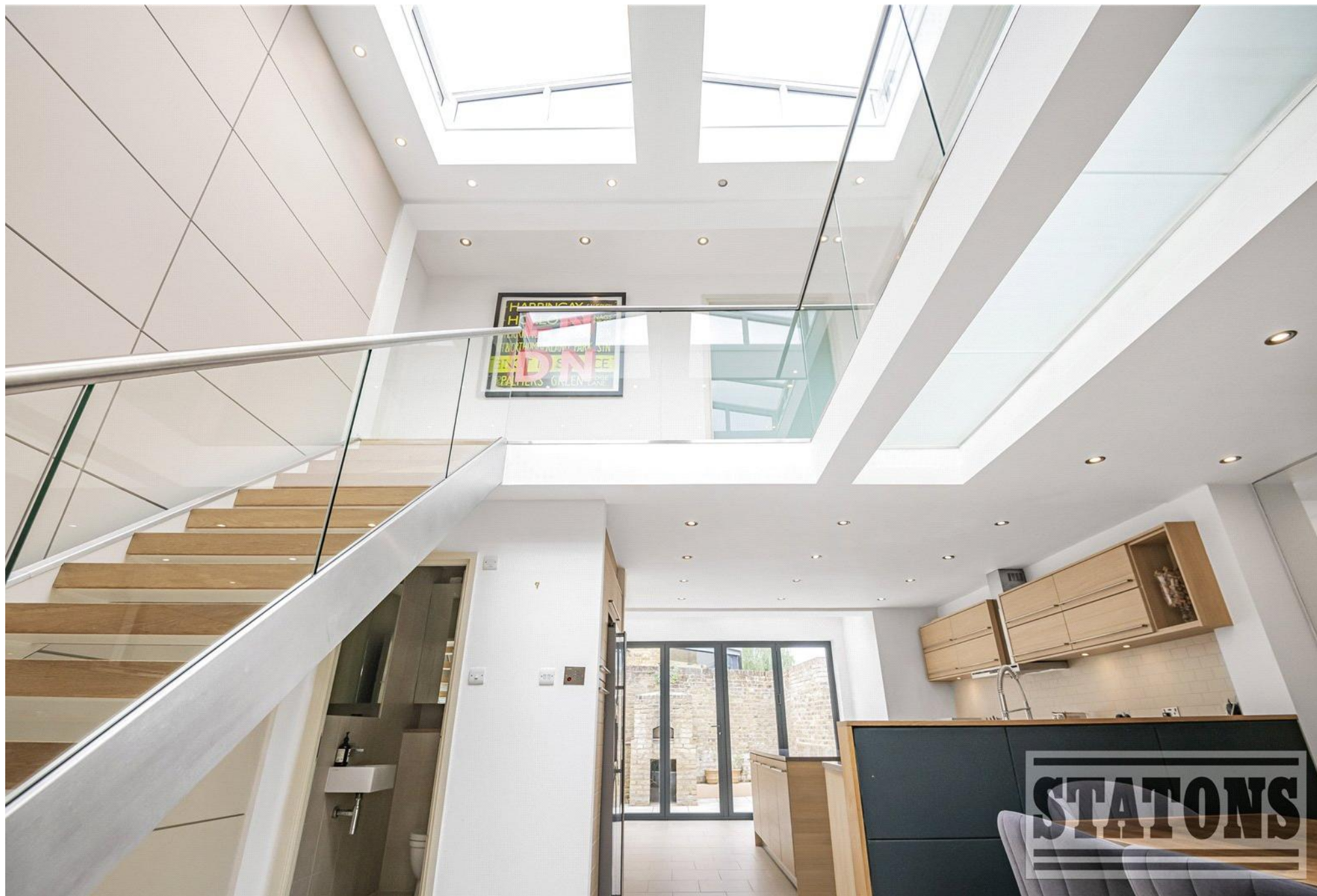
**STATONS**





**STATONS**





**STATONS**





**STATONS**





**STATONS**





**STATONS**





**STATONS**





**STATONS**









**STATONS**







Approximate Gross Internal Area 1875 sq ft - 174 sq m  
 Ground Floor Area 979 sq ft – 91 sq m  
 First Floor Area 896 sq ft – 83 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		







**STATONS**

**STATONS**  
**HADLEY WOOD**

10 Crescent West, Hadley Wood,  
EN4 0EJ

Tel: 020 8440 9797

Email: [hadley@statons.com](mailto:hadley@statons.com)

**STATONS**  
[www.statons.com](http://www.statons.com)