



Coombe Corner

London, N21

Coombe Corner

This exceptional five bedroom detached family home occupies a prime position on a quiet cul-de-sac in the heart of Winchmore Hill. Having been completely refurbished and sympathetically extended, the property offers in excess of 1,500 sq ft of beautifully designed accommodation arranged over three floors.

The property's unique positioning provides direct access to both the front and rear gardens. The front garden is generously sized, offering paved off-street parking alongside an attractive planted area, enclosed by a low brick boundary wall.

A striking top-floor extension enhances the property's frontage, creating a full-height second floor and adding to its impressive street presence. Internally, the home has been extensively remodelled to create a largely open-plan ground floor, ideal for modern family living. This level comprises a front reception room and a substantial rear kitchen/dining space, linked by Crittall-style glazed sliding doors. A stunning herringbone engineered wood parquet floor runs throughout the ground floor, complemented by crisp white walls, recessed downlighting and a cohesive monochrome design scheme.

The front reception room offers a contemporary interpretation of traditional styling, featuring panelled alcoves, floating shelving and a recessed LED feature fireplace. A wide west-facing bay window floods the room with afternoon and evening light, while to the rear, east-facing bi-folding doors in the dining area provide garden views and welcome morning sunlight. The expansive glazed opening seamlessly connects the kitchen/diner to the raised rear terrace, enhancing the sense of indoor-outdoor living.

The kitchen is sleek and modern, fitted with an extensive range of high-gloss white units, integrated appliances, a window positioned above the sink, and a stylish breakfast bar.

The contemporary design continues throughout the upper floors. The first floor retains its original layout and comprises two well-proportioned double bedrooms, a single bedroom, and a family bathroom, all arranged around a spacious central landing with a side window and staircase leading to the top floor. The rebuilt top floor has been designed to maximise full-height living space and accommodates two further double bedrooms along with a modern shower room. All bedrooms are finished in a calming palette with white walls and soft light grey carpeting.

Finished to an exceptionally high standard, the property is presented in immaculate condition throughout, with a cohesive and thoughtfully curated interior design extending from the elegant reception spaces to the tranquil bedrooms and luxurious bathrooms. Externally, the approximately 60 ft rear garden is attractively paved and gently terraced, featuring a large storage shed and the added benefit of direct gated access to an adjoining private single-track lane.





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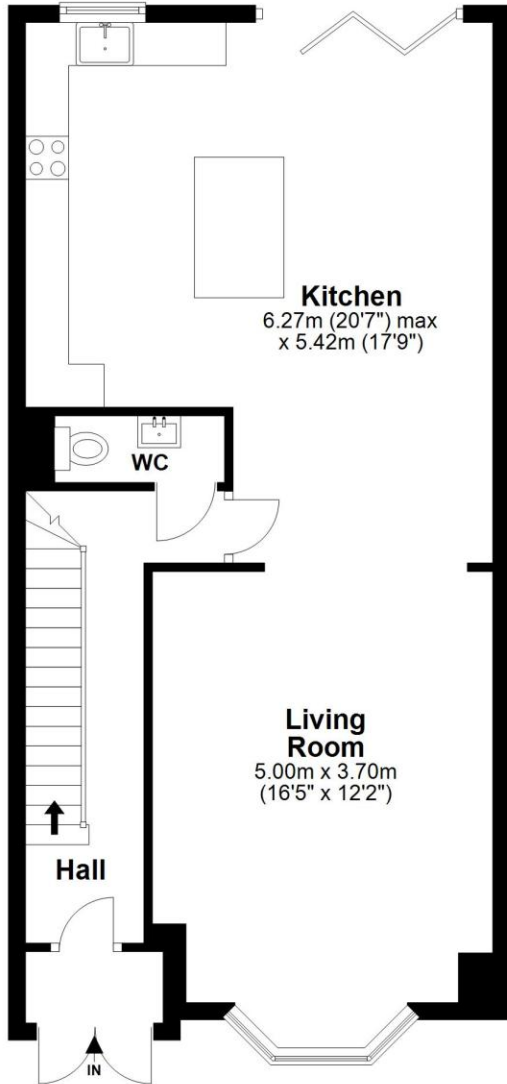


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Council Tax: F
 Local Authority: Enfield
 Tenure: Freehold

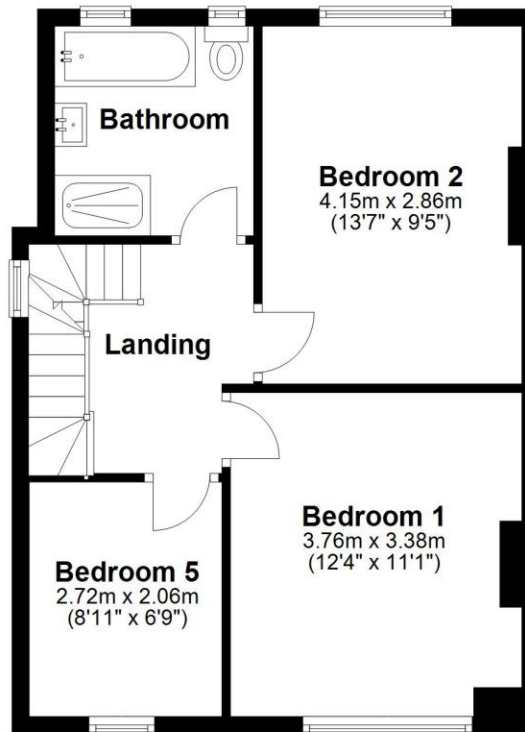
Ground Floor

Approx. 62.0 sq. metres (667.9 sq. feet)



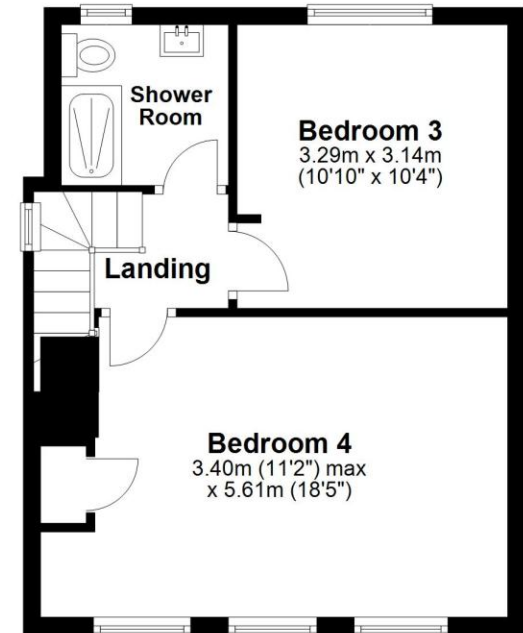
First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Second Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.
 Plan produced using PlanUp.



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HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

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www.statons.com