



**£900,000**

**FREEHOLD**

**Sherbrook Gardens, N21**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 3**

**Four Bedroom Semi  
Modern Conservatory**

**Two Reception Rooms  
En Suite to Main Bedroom**

**Extended Kitchen  
Summer House**

**Addison Townsend**  
155 High Street, Southgate, London  
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Website: <https://www.addisontownsend.co.uk/>



Addison Townsend are pleased to offer this lovely four bedroom semi detached house located on a quiet residential road with in close proximity to Winchmore Hill Green. The property offers; two reception rooms, extended kitchen, modern conservatory, four bedrooms, family bathroom, en suite to main bedroom, large private rear garden, newly built summer house and off street parking. The house is located just 0.5 miles to Winchmore Hill Station while being a short walk to Green Lanes which offers a range of shops, supermarkets, restaurants and bus routes.

#### **Hallway**

Entrance door with stained glass, double glazed window to side, wood flooring, picture rails, radiator, storage under stairs

#### **Front Reception** 4.96m x 3.78m (16.27ft x 12.40ft)

Double glazed window to front, moulded cornices, picture rails, ceiling rose, feature fireplace, wood flooring, radiator

#### **Rear Reception** 4.24m x 3.18m (13.91ft x 10.43ft)

Double glazed patio doors with windows to side, moulded cornices, picture rails, feature fireplace, wood flooring, radiator

#### **Kitchen** 4.09m x 3.28m (13.42ft x 10.76ft)

Range of wall and base units with partial tiled splash back, integrated oven with hob, integrated combindateion microwave/oven, integrated microwave, under mounted sink with drainer, space for fridge/freezer, double glazed window to conservatory, double glazed door to front, double glazed door to rear, wall mounted boiler linked to pressurised hot water cyclinder in outside storage cupboard, two velux windows to side, wood flooring, radiator, spot lighting

#### **Conservatory** 5.37m x 3.03m (17.62ft x 9.94ft)

Double glazed patio doors to garden, double glazed windows to rear, double glazed roof with fitted electronically operated blinds, wood flooring, radiators

#### **Downstairs Toilet**

Frosted double glazed window to side, low level flush toilet, wall mounted sink with tiled splash back, spot lighting

#### **Landing**

Turning staircase to first floor, double glazed window to side

#### **Bedroom Two** 4.86m x 3.77m (15.94ft x 12.37ft)

Double glazed window to front, picture rails, feature fireplace, radiator, fitted wardrobes, storage cupboard

#### **Bedroom Three** 4.23m x 3.17m (13.88ft x 10.40ft)

Double glazed window to rear, picture rails, radiator, fitted wardrobe

#### **Bedroom Four** 3.19m x 2.42m (10.47ft x 7.94ft)

Double glazed window to rear, radiator

#### **Bathroom** 2.59m x 1.80m (8.50ft x 5.91ft)

Three piece bathroom suite comprising of; panel bath with fitted shower attachment, vantiy wash hand basin with storage under, low level flush toilet with integrated system, tiled walls, wood effect Karndean flooring, two double glazed windows to side, spot lighting

#### **Bedroom One** 5.92m x 3.57m (19.42ft x 11.71ft)

Double glazed window to rear, velux window to front, fitted wardrobes, storage cupboard, radiator, spot lighting

#### **En Suite** 2.60m x 1.33m (8.53ft x 4.36ft)

Tiled shower cubicle, pedestal wash hand basin, low level flush toilet, wood flooring, extractor fan, double glazed window to rear

#### **Garden** 27.44m x 7.83m (90.03ft x 25.69ft)

Paved patio area leading to laid lawn/astro turf, mature trees and shrubbery, storage cupboard to side housing pressurised hot water cylinder, shed to rear, access to rear, access to summer house/gym

**Summer House/Gym** 4.50m x 3.50m (14.76ft x 11.48ft)

Double glazed sliding doors, double glazed windows to both sides, air conditioning unit

**Off Street Parking**

Paved driveway for two cars

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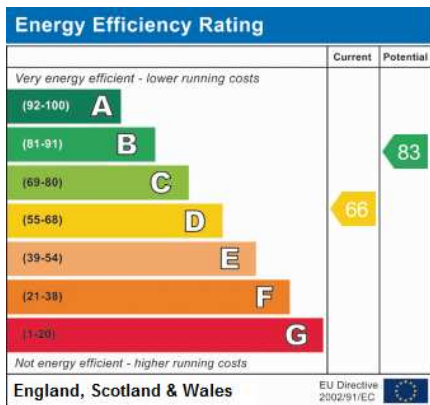
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