



**BEECHDALE, N21**  
**OFFERS IN EXCESS OF £900,000 FREEHOLD**

**A THREE-BEDROOM SEMI-DETACHED FAMILY HOME IN A DESIRABLE LOCATION CLOSE TO WINCHMORE HILL GREEN, OVERGROUND STATION, AND GROVELANDS PARK.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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## DESCRIPTION:

An extended semi-detached house in a desirable location Winchmore Hill, within easy reach of The Green - renowned for its boutique shops and cafés, the overground to Moorgate, and the popular Grovelands Park.

The ground floor features a spacious front living room with a bay window, while the rear benefits from a generously sized second living room measuring 20'11" wide. The room opens into an impressive eat-in kitchen with contemporary units and space for a double oven. The two living rooms are separated by folding doors, making the layout ideal for entertaining. There is also a convenient guest WC located at the end of the entrance hall. The first floor offers three well-proportioned bedrooms, two of which include built-in wardrobes, along with a modern, fully tiled family bathroom.

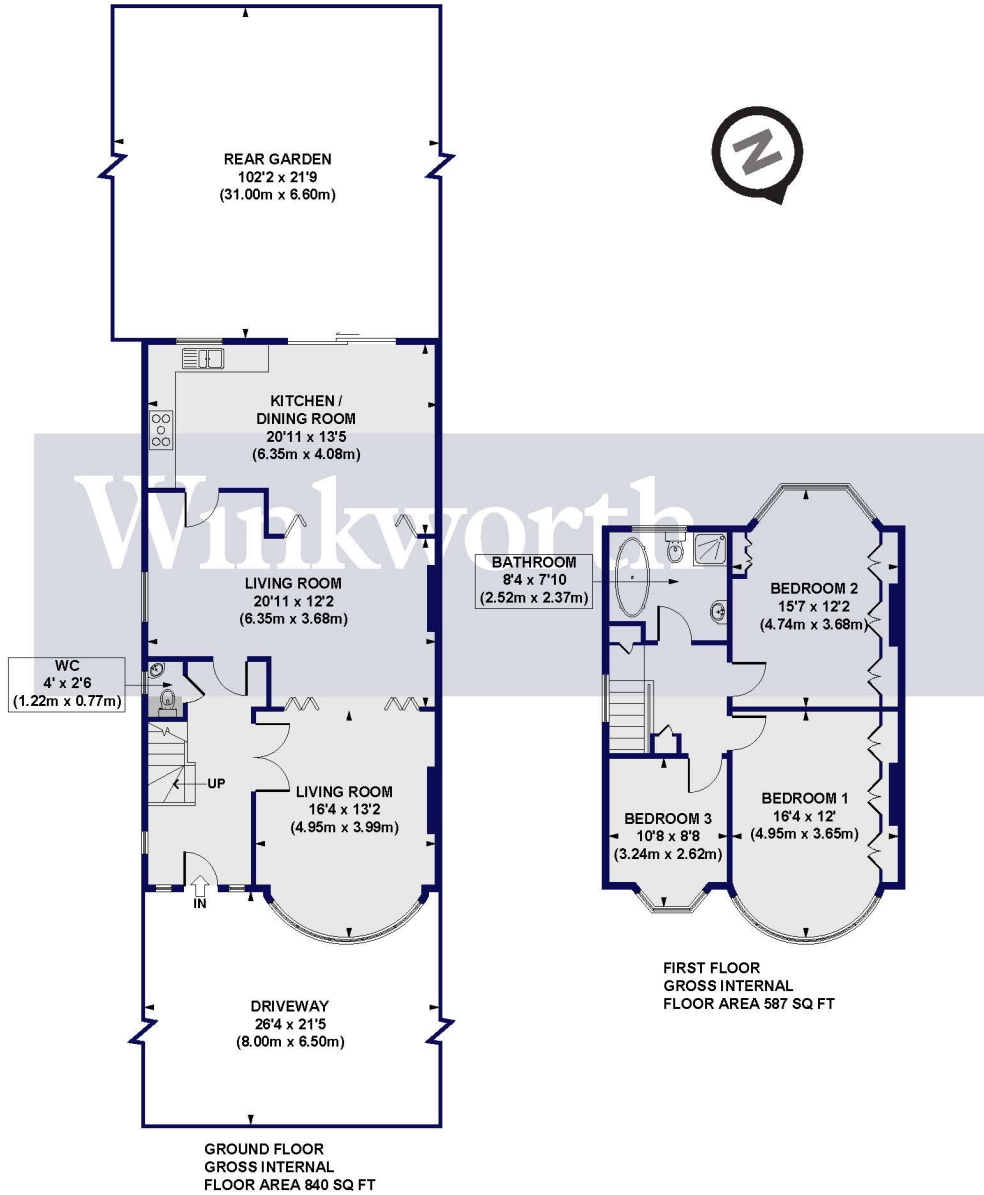
Outside, the property enjoys a south-facing rear garden extending just over 100 feet in length, as well as a block-paved driveway at the front. There is also potential for a loft conversion (subject to planning consent).

We highly recommend a viewing to fully appreciate the location, space, and potential this property has to offer.



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Approx. Gross Internal Floor Area 1427 sq. ft / 132.57 sq. m



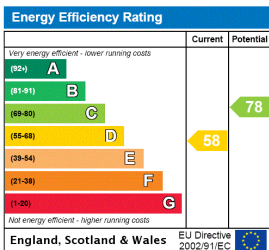
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax:** London Borough of Enfield – Band F

All figures that are shown were correct at the time of printing.



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