



Broad Walk
London, N21 3BL

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Broad Walk

This substantial detached residence spans over 6541sq ft. The property consists of 6 bedrooms, 4 receptions and 5 bathrooms. This gated detached house sits in a prominent position on the corner of Broad Walk and Branscombe Gardens.

The grand reception hall has a marble tiled floor and feature fireplace. This lounge is approx. 30ft in length room and also has also feature fireplace with upturned coving and recessed lighting. Next door is a formal dining room which adjoins a spacious family/games room with bar and feature open fire place; with views over the garden.

The kitchen/diner has a range of modern lacquered wall and base units with a range of integrated Siemen's appliances and 20mm natural stonework tops and benefits from a utility room plus laundry room which lead to a downstairs cloakroom WC and hallway with stairs to the 1st floor.

To the first floor there 5 double bedrooms with the principle suite benefiting from a walk-in wardrobe and fully tiled 5 piece en-suite. There are 2 further bathrooms, one with steam shower plus separate w/c. to complete this floor there is also a study.

The second floor has an impressive (36ftx20ft) games / playroom with further bedroom, bathroom and lots of storage.

Outside there is a bespoke brick-built summer house featuring a luxury jacuzzi/sauna/shower plus covered BBQ / entertaining area. There is a garage plus off street parking for several vehicles.

Location: Situated on Broad Walk within easy reach on Winchmore Hill mainline station and Winchmore Hill Green with its restaurants and clothes boutiques. Winchmore Hill mainline station offers a regular service into Moorgate with a journey time of approximately 30 minutes. Southgate underground station (Piccadilly Line) is about 1 mile away.















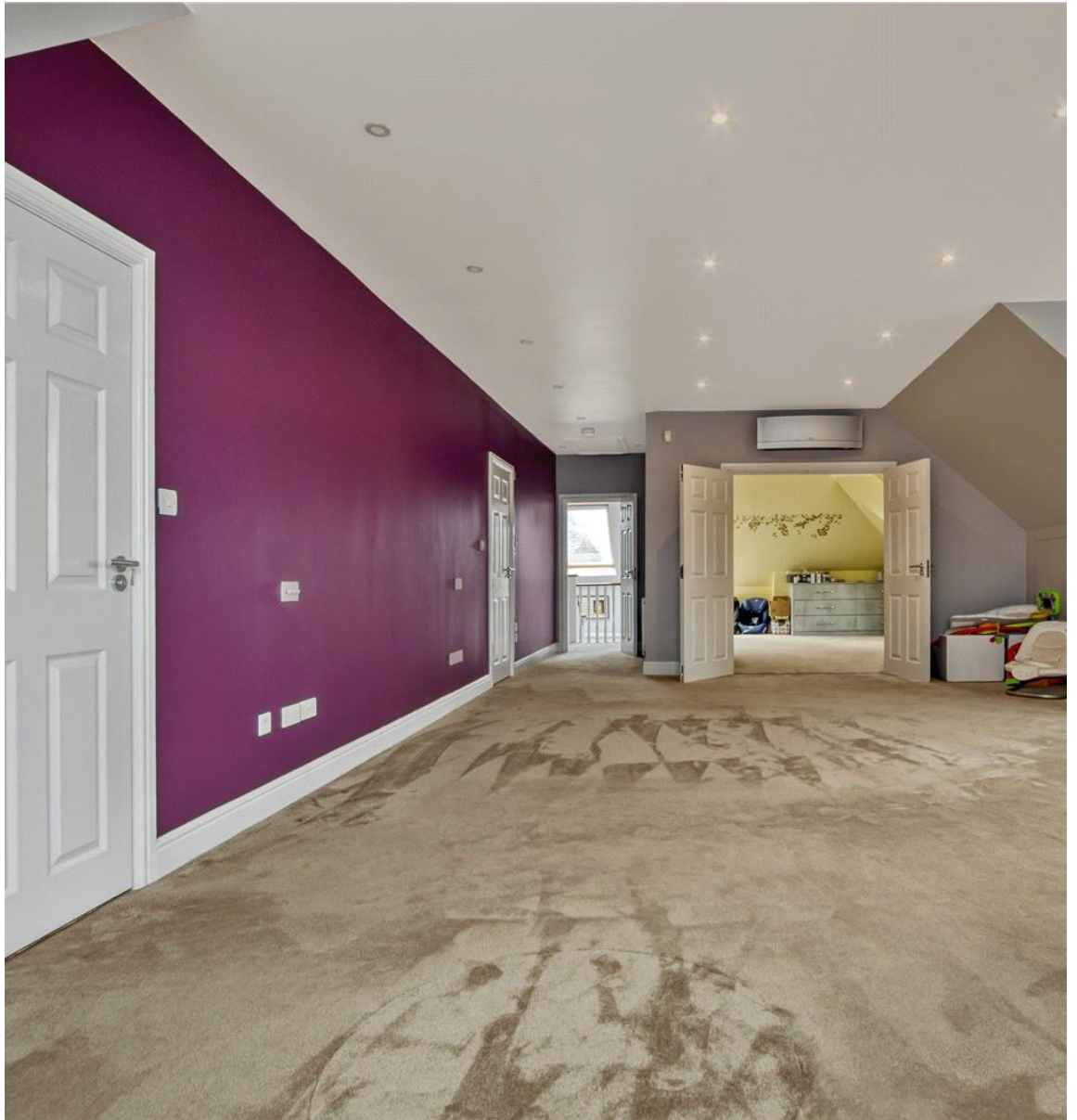
















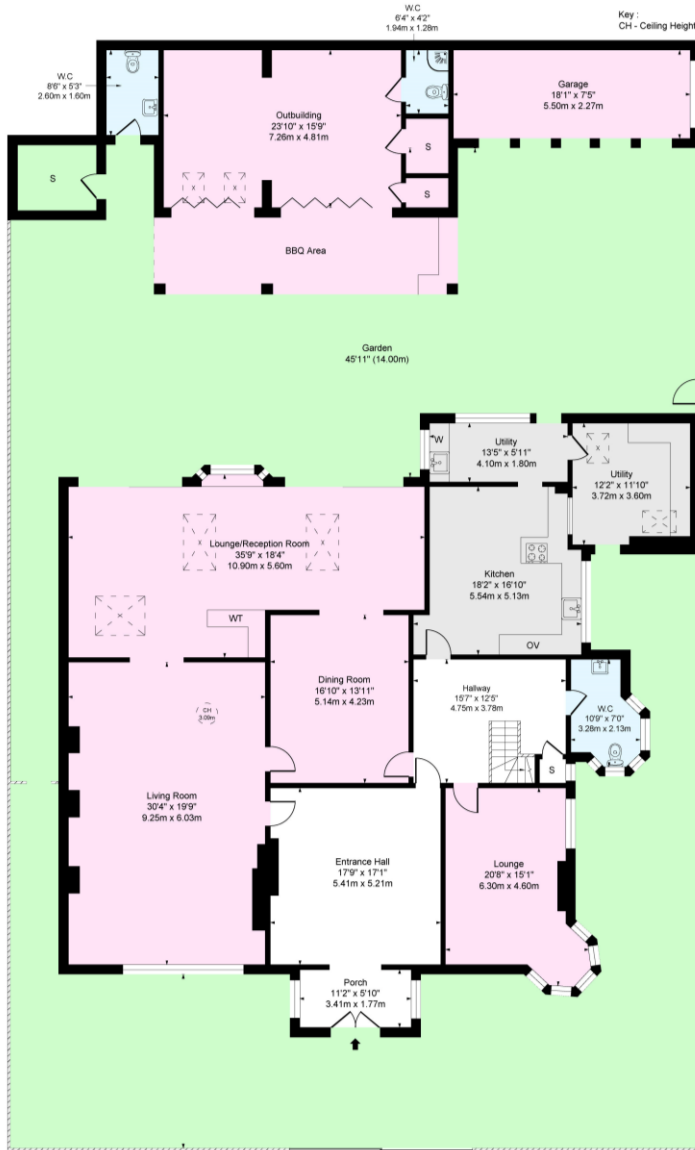




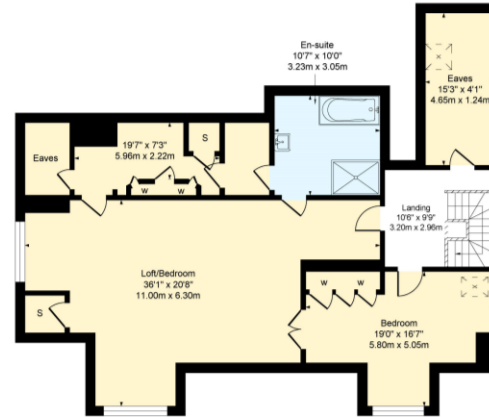


43
BROAD WALK

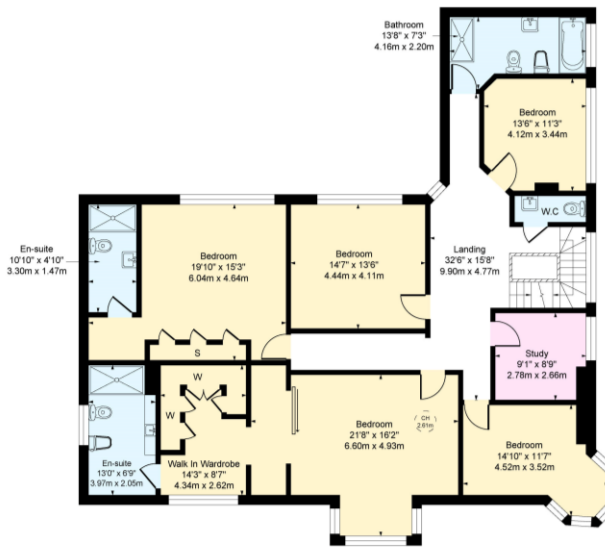
Approximate gross Internal Area 607.70 sq m / 6541 sq ft



Ground Floor
326.64 sq m / 3516 sq ft



Top Floor
117.35 sq m / 1263 sq ft



First Floor
163.70 sq m / 1762 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax – H
Local Authority – Enfield

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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