



Percy Road, London, N21 2HY

Percy Road

This charming 3 bedroom detached home has an array of period and modern features. The vaulted ceiling in the bedroom is a lovely piece of design and gives an amazing feeling of grandeur.

As you enter the property there is the hallway which opens onto the living/ TV room. Double doors to the rear of the hallway opens on to kitchen/ dining room which is bespoke and has a range of integrated appliances. To complete the ground floor there is also a guest WC.

To the first floor you have a large bright and spacious landing with a feature spiral staircase and stained-glass window. The primary suite opens onto a dressing room and ensuite shower room with marble tiles and luxurious finishings. There is a further double bedroom to the rear and an elegant family bathroom. The spiral staircase leads to another bedroom which is currently used as a dressing room/office.

The rear garden is private and secluded and has been professionally landscaped with a feature seating area. The patio leads to a mature lawn and well stocked garden. The garage has been converted to a garden room with bi-folding doors which could be ideal for a gym or office space.

To the front of the property is a driveway which provides off street parking and access to the side of the property via double gates.

Winchmore Hill is a highly sought after area, with great schools such as St Paul's CEO, Highfield Primary and Winchmore Secondary schools. The local high street has an array of shops including Waitrose, Sainsburys, coffee shops, boutiques, cafés and restaurants.

There is a good network of public transport facilities with Winchmore Hill's mainline station just 0.8 miles away, this takes you into Moorgate, roads links include the A10 & A406 all within proximity and bus routes such as 329 to Wood Green and Enfield Town.

























I choose to spoil myself









Approximate Gross Internal Area 1753 sq ft – 163 sq m
Ground Floor Area 862 sq ft – 80 sq m
First Floor Area 657 sq ft – 61 sq m
Loft Room Area 234 sq ft – 22 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G
Local Authority - Enfield

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