

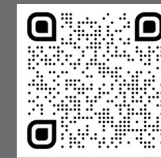
# COMPTON TERRACE

WINCHMORE HILL - N21

THOMAS  
JAMES  
ESTATE AGENTS



- THREE BEDROOM HOUSE
- ARCHITECTURALLY DESIGNED
- PRIME WINCHMORE HILL LOCATION
- TWO BATHROOMS
- MOMENTS FROM THE STATION
- WALKING DISTANCE TO PARK



FOR SALE  
£735k - £750k  
GUIDE PRICE

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3 BEDROOM HOUSE

£735,000 - £750,000 FREEHOLD HOUSE



## IN BRIEF

If you're looking for a three bedroom house in a prime Winchmore Hill location that combines character with cutting edge design and décor, this could be the place for you. Tucked away in the middle of a small terrace just off The Green, the smart traditional façade belies the thoroughly modern home within.

## PROPERTY DESCRIPTION

Almost 1,000 square feet of living space has been completely renovated to create a modern interior with an easy ambience. Considered décor brings a calm coherence to the space, and there's great flow throughout the house.

On the ground floor the cosy front room leads seamlessly to the large open plan living space at the rear of the property (providing a kitchen/diner and second living room) and out to the lovely landscaped garden. The rear extension has stunning architectural windows that both maximise the light and space, and frame the garden view. Fully glazed doors open onto the paved garden terrace creating a continuous indoor/outdoor space that's perfect for relaxing or entertaining. Low-maintenance artificial turf, smart wood fencing, and a raised bed subtly soften the space. There's also a utility room/WC on this floor, conveniently located in the central hallway.

COUNCIL TAX BAND: E  
Enfield Council

EPC RATING: D

FREEHOLD



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## PROPERTY DESCRIPTION CONTINUED...

...a wet room style shower, a contemporary wall hung washbasin console, and a WC. There's lots of light and ventilation thanks to an obscured glass window, and large format light grey tiles add a hint of understated luxury.

The second and third double bedrooms on the second floor are built into the eaves and both have dormer windows. The second bedroom has bespoke fitted wardrobes and an en suite shower room, and the third bedroom has a view over the rear garden.

The property has been finished to a very high standard, and the décor combines a mainly white backdrop with neutrals and touches of colour to add interest. The fixtures and fittings are carefully chosen, from the two-tone cabinets, metro tiles, and mixed metals in the kitchen, to the understated elegance of the front living room and upper floors.

## LOCAL AREA

Located in the heart of Winchmore Hill, there's coffee shops, a bakery, and pub at the end of the street and Winchmore Hill station is a mere couple of minutes' walk from the front door.

- The property has easy access to the many amenities in this popular neighbourhood. The independent stores, cafes and restaurants of The Green are virtually on the doorstep, and the wide range of shops and services along Green Lanes are less than half a mile away.
- Transport connections are excellent. Winchmore Hill station has regular direct 30-minute trains to Moorgate in the City, and connects to the tube network at Finsbury Park, Highbury & Islington, and Old Street. And it's just five minutes to the A10 and the North Circular Road by car.
- There are plenty of lovely award-winning green spaces nearby, such as Woodcroft Wildspace nature reserve, Grovelands Park, and Firs Farm Wetlands Park & Playing Fields.

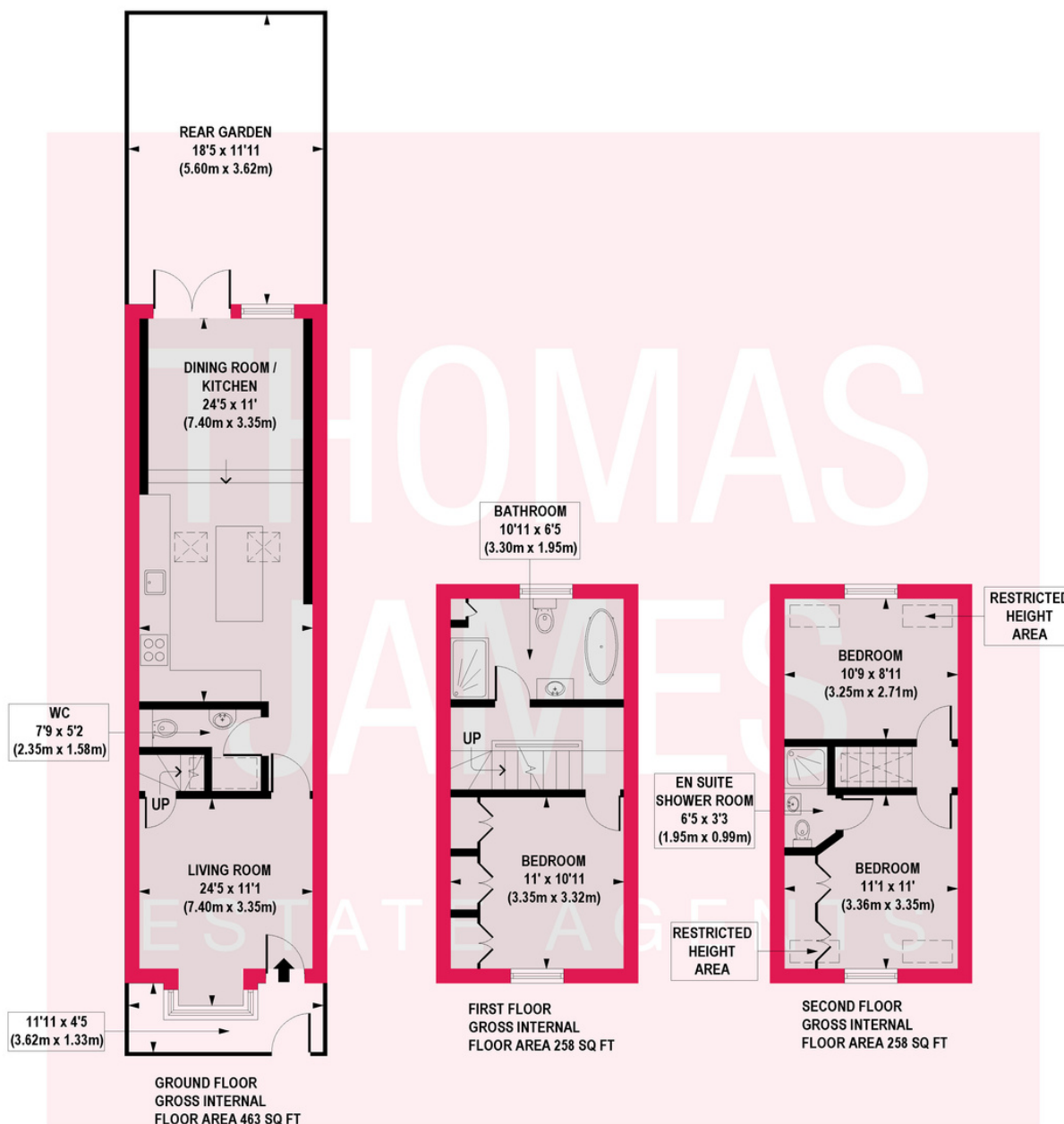
## VIDEO



## TRANSPORT



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**APPROX. GROSS INTERNAL FLOOR AREA 979 sq. ft / 91.02 sq. m (Including Restricted Height Area)**

**APPROX. GROSS INTERNAL FLOOR AREA 955 sq. ft / 88.69 sq. m (Excluding Restricted Height Area)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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