



 litchfields

Hornsey Lane Gardens, Highgate N6

Freehold

£2,550,000

 **litchfields**

44 Highgate High Street, Highgate Village, London, N6 5HX

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www.litchfields.com

Offices also in Hampstead Garden Suburb



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Litchfields are delighted to offer this exceptional five-bedroom semi-detached family home, extending to approximately 2645 sq ft and occupying a wider-than-average plot on a quiet residential street within the Highgate Conservation Area. Owned by the same family for almost 25 years, the house has been extensively renovated and thoughtfully reconfigured to create a stylish and highly versatile home ideally suited to modern family living. The heart of the property is an impressive rear extension completed in 2016, creating a superb open-plan kitchen, dining and family space designed for both everyday living and entertaining. Featuring underfloor heating, engineered oak flooring, a wood-burning stove and Schuco bi-fold doors opening directly onto the landscaped rear garden, this outstanding space provides a wonderful connection between the house and garden. The bespoke kitchen is fitted with granite worktops and integrated Siemens appliances, while a separate utility and ancillary space with independent access provides valuable additional flexibility. A guest cloakroom completes the ground floor accommodation. The first floor offers four generous double bedrooms and a family bathroom, while the loft conversion provides a spacious fifth double bedroom with adjoining bathroom and extensive eaves storage. To the rear is a mature landscaped garden with a large porcelain-tiled terrace, raised lawn and side access. To the front, the property benefits from generous off-street parking for three to four vehicles with an EV charger, a particularly valuable feature in this sought-after Highgate location ideally positioned for Highgate Village, Crouch End and excellent transport connections. The property is also within easy reach of a number of highly regarded schools and some of North London's most celebrated green spaces, including Highgate Wood, Waterlow Park and Hampstead Heath. Combining substantial family accommodation, exceptional living and entertaining space, generous parking and a highly desirable location, this is a rare opportunity to acquire a turnkey family home in one of Highgate's most sought-after residential settings. Early Viewing highly recommended





- Beautifully presented semi-detached family home
- Extensively renovated and extended and finished to a high standard
- Open plan reception dining and kitchen area
- 5 bedrooms
- 2 bathrooms and guest cloakroom
- Second kitchen/utility room
- Ample storage
- Large patio & rear garden
- Off-street parking for 3-4 vehicles with EV charger
- Close to Village, green spaces, great schools and tube
- EPC- D

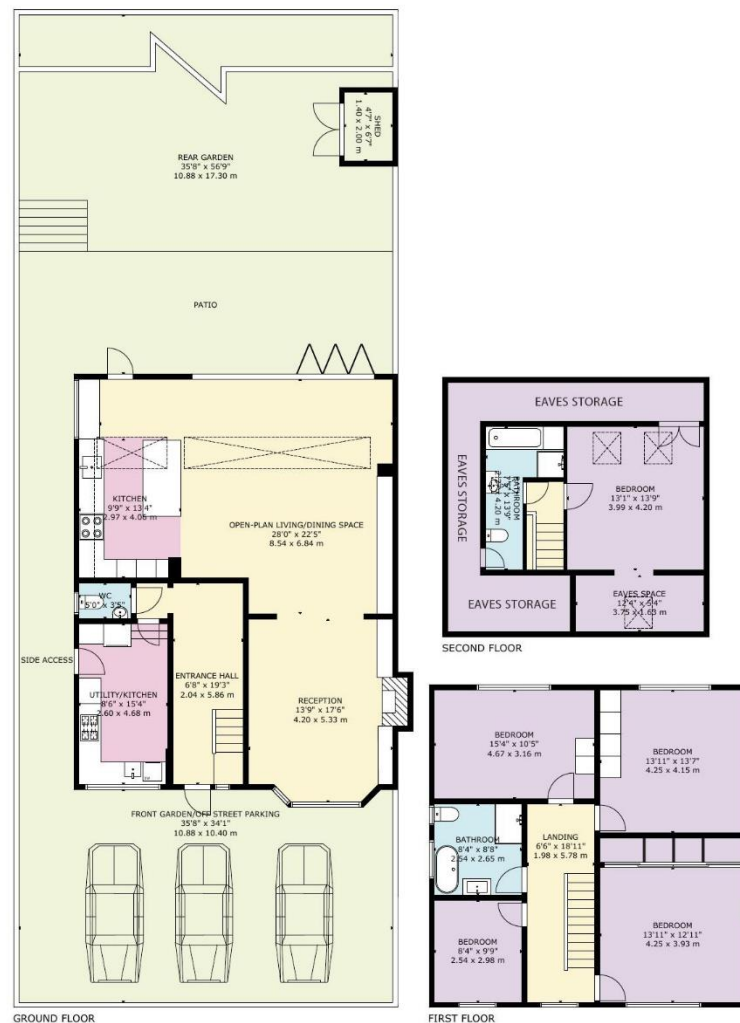












GROSS INTERNAL AREA
TOTAL: 245 m²/2,645 sq.ft
GROUND FLOOR: 109 m²/1,174 sq.ft, FIRST FLOOR: 82 m²/888 sq.ft, SECOND FLOOR: 54 m²/583 sq.ft
EXCLUDED AREAS: REAR GARDEN: 188 m²/2,026 sq.ft, FRONT GARDEN/OFF STREET PARKING: 131 m²/1,412 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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