



POWYS LANE, N14
OFFERS IN EXCESS OF £1,400,000 FREEHOLD

A SUBSTANTIAL SIX-BEDROOM, FOUR BATHROOM DETACHED CORNER PLOT HOUSE IN A DESIRABLE LOCATION.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A rarely available six-bedroom detached corner plot residence, enviably located opposite Broomfield Park and within easy reach of the historic Southgate Green, Southgate tube (Piccadilly line), and Palmers Green overground (approximately 30 minutes to Moorgate).

Offered for sale with no onward chain, this impressive property boasts a gross floor area of 2,746 sq. ft., arranged over three floors, and benefits from a generously sized garden and a carriage driveway. The ground floor features a large entrance hall with doors leading to two spacious reception rooms at either end of the house. The rear reception room benefits from dual-aspect windows, providing lovely garden views. You will also find a kitchen with an adjoining dining room, a useful shower room/WC, and access to the garage. The first floor comprises four generously sized bedrooms with built-in wardrobes, one of which has an en-suite, plus a family bathroom and a separate WC located at the end of the landing. The second floor provides two further spacious bedrooms with fitted wardrobes and a shower room.

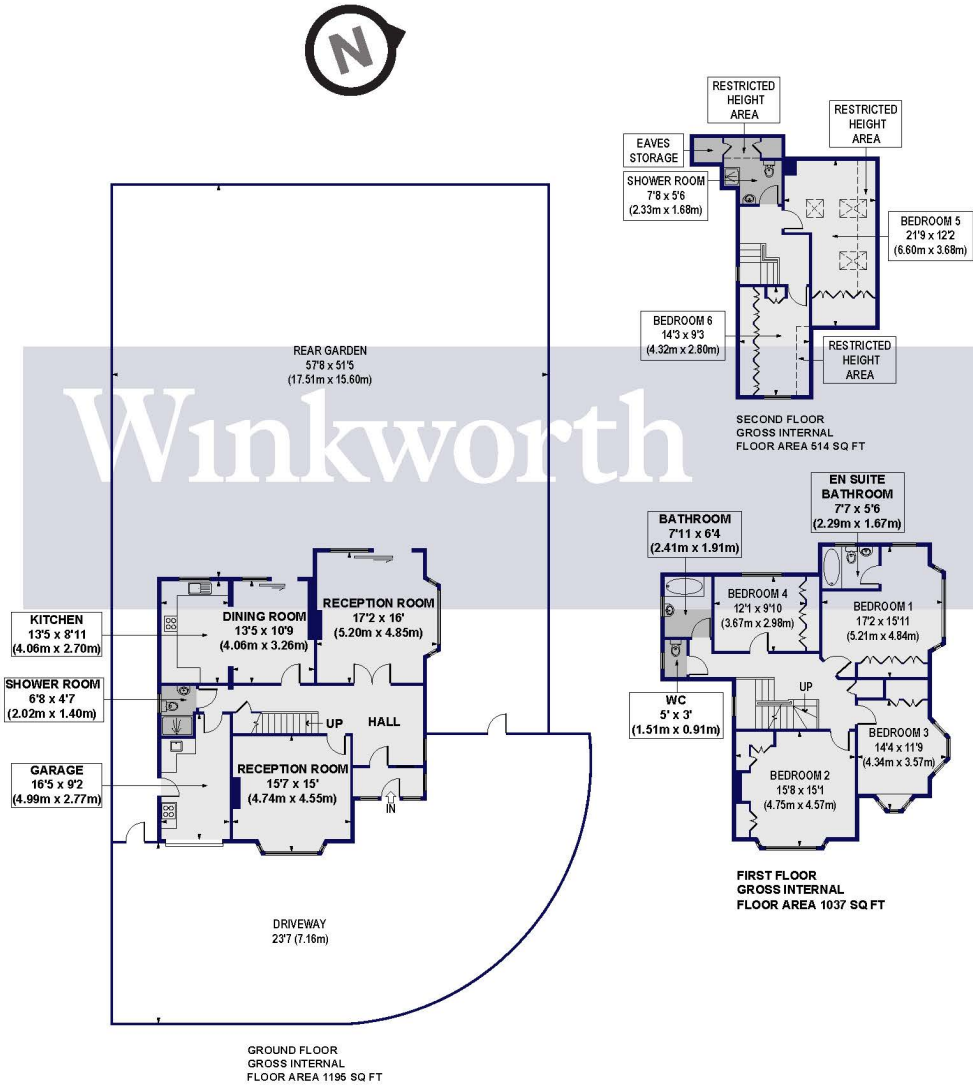
Outside, the property enjoys a mature landscaped rear garden measuring 57'8 x 51'5, offering potential for further expansion or the addition of a summerhouse/home office (subject to planning consent). At the front of the house, there is a driveway suitable for several vehicles.

Viewing is advised to fully appreciate the space offered by this lovely property.



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Approx. Gross Internal Floor Area 2746 sq. ft / 255.13 sq. m (Including Restricted Height Area & Eaves Storage)
 Approx. Gross Internal Floor Area 2646 sq. ft / 245.82 sq. m (Excluding Restricted Height Area & Eaves Storage)



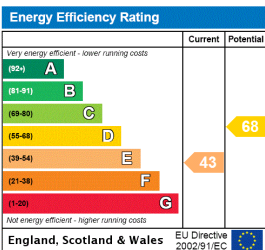
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

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 Band: London Borough of Enfield – Band H

All information shown is correct at the time of printing.



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