



WESTMINSTER DRIVE, N13
£695,000 FREEHOLD

A LIGHT AND AIRY FAMILY HOME LOCATED IN EASY REACH OF PARKS AND TRANSPORT LINKS.

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

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DESCRIPTION:

A well-proportioned, three-bedroom semi-detached house situated on a popular residential road, located approximately half a mile to Palmers Green BR station, Bounds Green tube (Piccadilly line), and easy reach of Broomfield Park and Arnos Park.

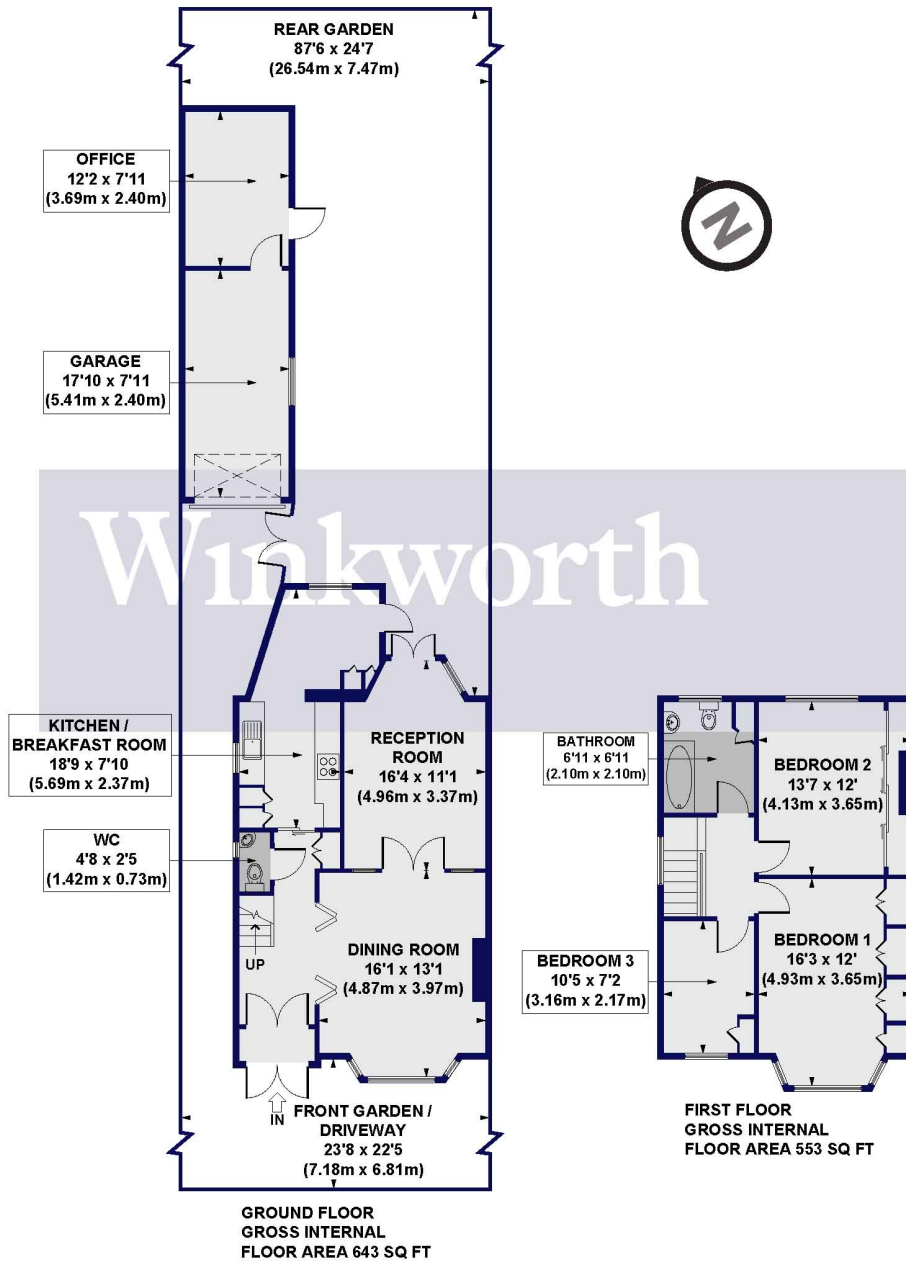
The ground floor features a porch and double internal doors leading into a spacious entrance hall with oak wood flooring. There is a dining room at the front of the house with bay windows and floating shelving in the alcoves, whilst an adjacent reception room has French doors leading out to the rear garden. Both rooms enjoy high ceilings, beautifully restored pine flooring, and are partitioned with folding doors, making it a great space in which to dine and entertain. At the rear of the house is a kitchen/breakfast room with a range of contemporary wall and base units, with a guest WC located at the end of the entrance hall. The first-floor benefits from three generously sized bedrooms, two of which have fitted wardrobes, plus a modern family bathroom.

Externally you will find a well-maintained 87'6 long rear garden, and a double-length garage part of which has been converted into an office. The front of the property benefits from a garden and own drive. There is also the potential to extend to the rear and into the loft (subject to planning consent).



Westminster Drive, N13

Approx. Gross Internal Floor Area 1441 sq. ft / 133.85 sq. m (Including Garage & Office)
 Approx. Gross Internal Floor Area 1196 sq. ft / 111.13 sq. m (Excluding Garage & Office)



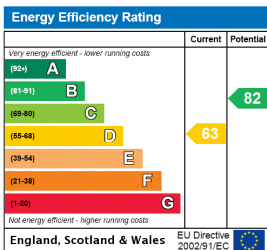
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as 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: London Borough of Enfield – Band

All figures that are shown were correct at the time of instruction.



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