



OLD PARK ROAD, N13
£1,450,000 FREEHOLD

**AN ELEGANT DOUBLE-FRONTED EDWARDIAN
RESIDENCE IN THE DESIRABLE 'LAKES'
CONSERVATION AREA.**

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

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DESCRIPTION:

An elegant double-fronted semi-detached Edwardian residence boasting 3110 Sq.ft of floor area, situated within the desirable 'Lakes' conservation area, a short stroll to Palmers Green mainline BR station to Moorgate, Broomfield, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

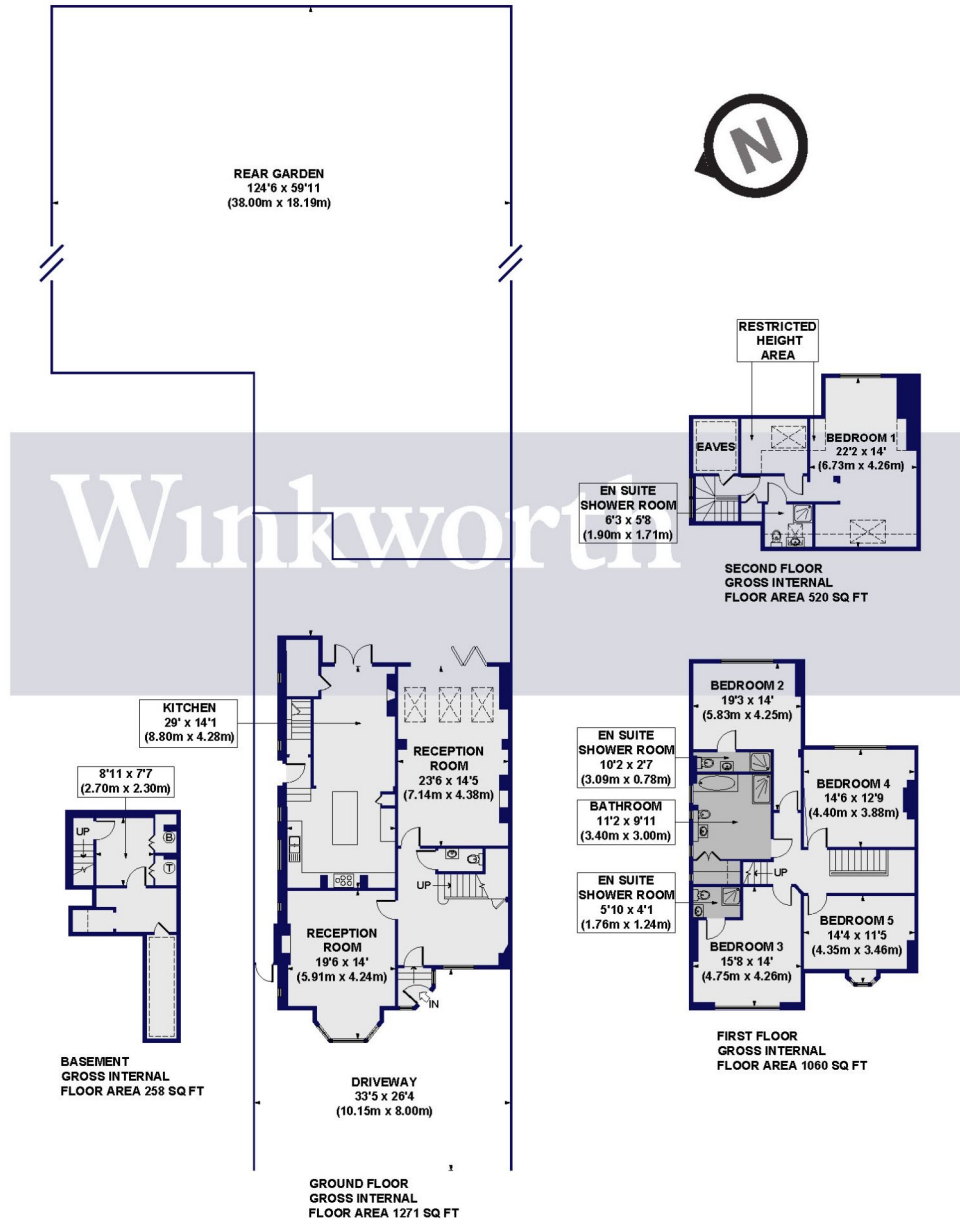
Step into the grand entrance hallway of this beautiful home and be instantly charmed by its character and elegance. The space features striking tessellated tiled flooring. The lower section of the walls is adorned with Lincrusta-style embossed wallpaper, which sets the tone for the rest of the property. You will find two impressive reception rooms at each end of the house, both with high ceilings, ornate fireplaces, and parquet wood flooring. Both rooms offer a versatile and stylish space to relax. The rear reception room features three skylights drawing in plenty of natural light and bifold doors that provide access to a wide patio, ideal for entertaining guests throughout the summer months. The 29' long eat-in kitchen is a chef's dream, fitted with bespoke two-tone units and a centre island with granite worktops, a Butler-style sink, and space for a double oven. Stairs along one side of the kitchen lead down to a useful cellar. Additionally, there is a guest WC located off the entrance hall, completing the amenities on the ground floor. The first floor provides four double bedrooms, two of which have en-suites. There is also a sumptuous family bathroom. The loft has been converted into a generously sized fifth bedroom with an en-suite and space for a sitting area.

Outside, the property continues to impress with a 124'6 long L-shaped rear garden with an elevated slate patio. The front of the house enjoys a wide driveway suitable for parking several vehicles.

We highly recommend a viewing to fully appreciate the space and character this wonderful property has to offer.



Old Park Road, N13
Approx. Gross Internal Floor Area 3110 sq. ft / 288.90 sq. m
(Including Restricted Height and Basement)



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.

Council Tax: London Borough of Enfield - Band G

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