



**DERWENT ROAD, N13**  
**£1,200,000 FREEHOLD**

**A CHARACTERFUL EDWARDIAN HOUSE IN A DESIRABLE CONSERVATION AREA, CLOSE TO PALMERS GREEN OVERGROUND AND PARKS.**

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## DESCRIPTION:

A charming semi-detached Edwardian residence situated within the desirable 'Lakes' conservation area, offering easy access to Palmers Green mainline BR station to Moorgate, Broomfield and Grovelands Parks, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

The property boasts 2,260 sq. ft. of floor area predominately with high ceilings and beautiful character features. The ground floor features a long, part-tiled entrance hall, with a door to the immediate left opening into a generously sized reception room with a wide round bay, perfect for entertaining guests. The centrally located eat-in kitchen enjoys an extensive range of contemporary-style units with integrated appliances and is accessed via the front reception and the entrance hall. You will also find a utility room and a modern lean-to offering secure side access and ample built-in storage. At the rear of the house is an impressive second reception room with an original bay providing access to a patio and views of the garden, ideal for unwinding. There is also access to a cellar via the entrance hall.

A spacious landing on the first floor leads to four bedrooms, three of which are double in size. You will also find a family bathroom and a separate WC. Accessed via a ladder, the loft has been part-converted to provide ample storage and offers flexible use.

Outside, the property enjoys a lovely mature rear garden extending just under 61' in length, whilst at the front of the house is a garden and driveway.

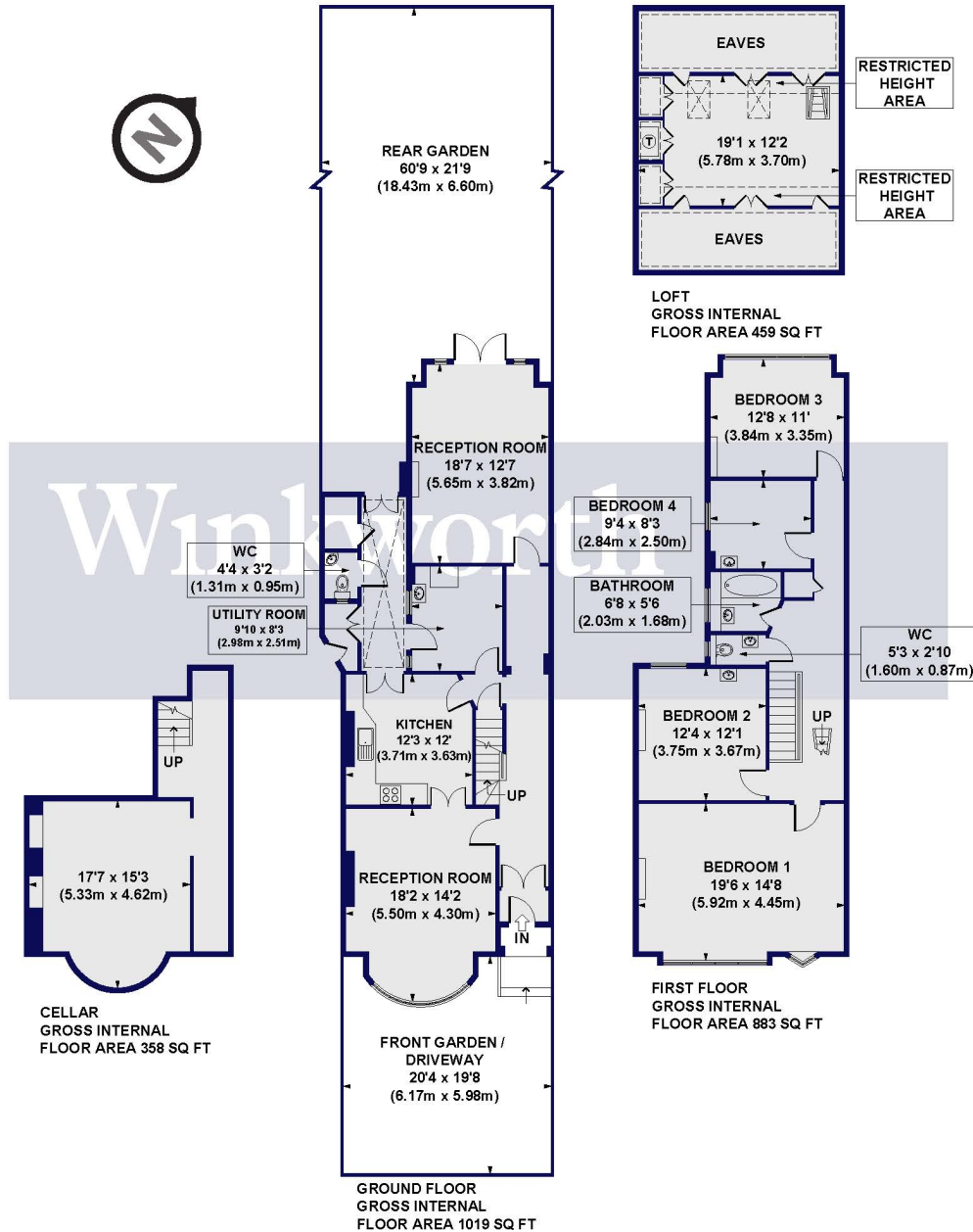
We strongly recommend an internal viewing to fully appreciate the character and space this lovely property has to offer.





## Derwent Road, N13

Approx. Gross Internal Floor Area 2719 sq. ft / 252.67 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 2260 sq. ft / 210.03 sq. m (Excluding Restricted Height Area & Loft)



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.

## EPC to follow

**Tenure:** Freehold

**Council Tax:** London Borough of Enfield – Band F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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