



**CROTHALL CLOSE, N13**  
**OFFERS OVER £875,000 FREEHOLD**

**A SPACIOUS FOUR-BEDROOM DETACHED HOUSE  
IN A DESIRABLE LOCATION.**

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## DESCRIPTION:

A beautifully presented and rarely available detached house perfect for those seeking a family home in a convenient yet secluded cul-de-sac location just off the 'Lakes' conservation area, in easy reach of Palmers Green overground station with direct links to Moorgate, as well as the popular Grovelands and Broomfield Parks. A nearby bus service also provides easy access to Southgate tube station (Piccadilly line) and shopping precinct approximately a mile away.

The ground floor features an inviting reception room that connects to a playroom, creating a versatile and welcoming living space. The reception room is enhanced by a charming box bay window with a built-in window seat and a gas fire, adding warmth and character. Both rooms are further complemented by oak wood flooring. At the heart of the home, a spacious kitchen boasts an extensive range of wall and base units, complete with integrated appliances, whilst at the rear of the house is a dining room that offers the perfect setting for family meals or entertaining. The integral garage has been partially converted into a practical store/utility room, with the potential to be integrated as formal room, subject to any planning consent. There is also a convenient WC situated off the entrance hall. The first floor provides four well-proportioned bedrooms, three of which enjoy fitted wardrobes, and one benefits from an en-suite bathroom. Currently, one bedroom is used as a home office but can be transformed back into a bedroom if needed.

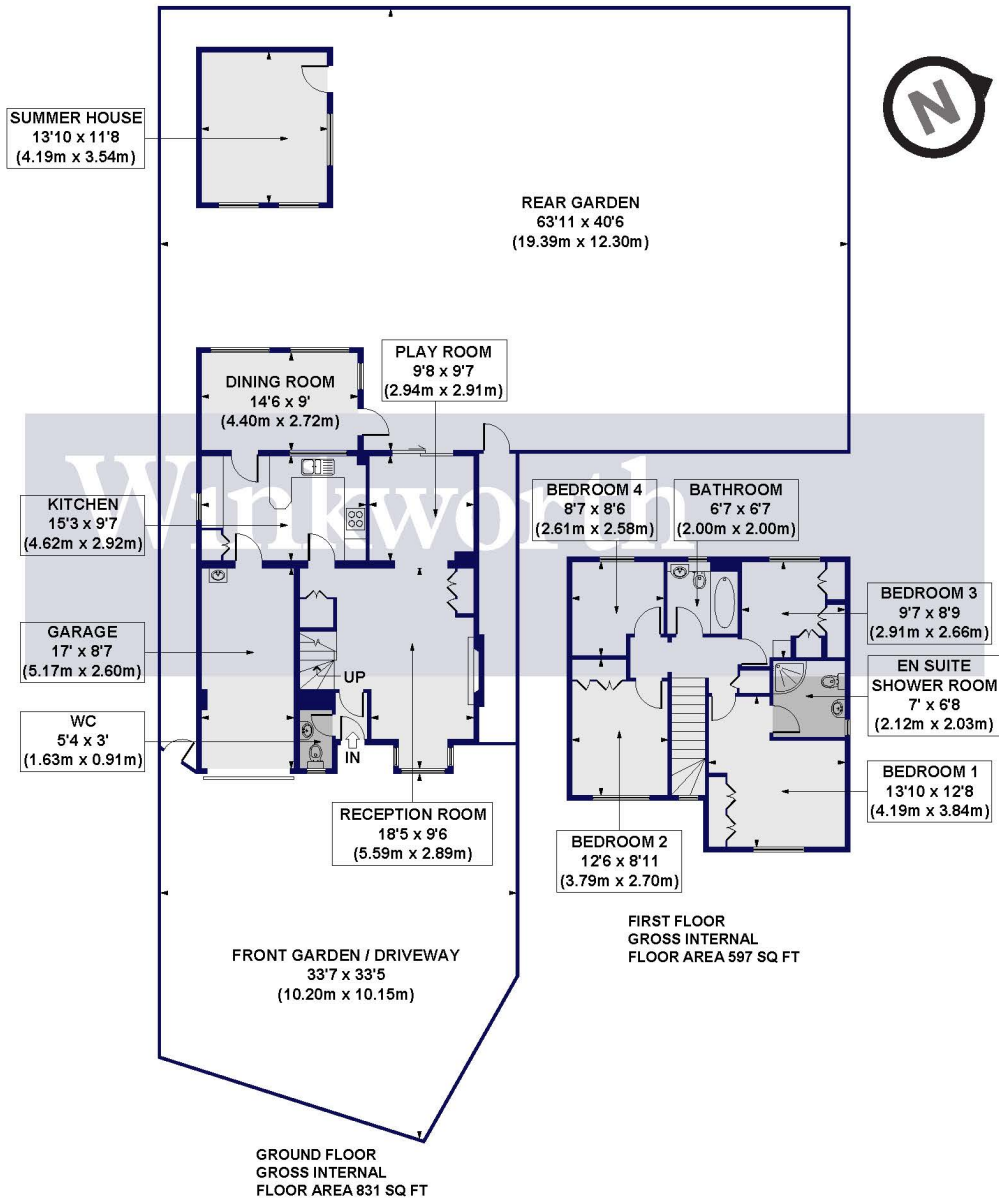
Outside, the property boasts an impressive and secluded rear garden, measuring approximately 63'11 x 40'6, with a summer house that could be used as a gym, office, or studio. At the front of the house, a wide block-paved driveway offers ample parking for multiple vehicles. There is also the potential for a rear extension (subject to planning consent).

We highly recommend viewing this exceptional property to fully appreciate its prime location and the generous space it provides.



# Crothall Close, N13

Approx. Gross Internal Floor Area 1589 sq. ft / 147.58 sq. m (Including Summer House)  
 Approx. Gross Internal Floor Area 1428 sq. ft / 132.66 sq. m (Excluding Summer House)



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 F

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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