



CROTHALL CLOSE, N13
OFFERS OVER £875,000 FREEHOLD

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

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

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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.

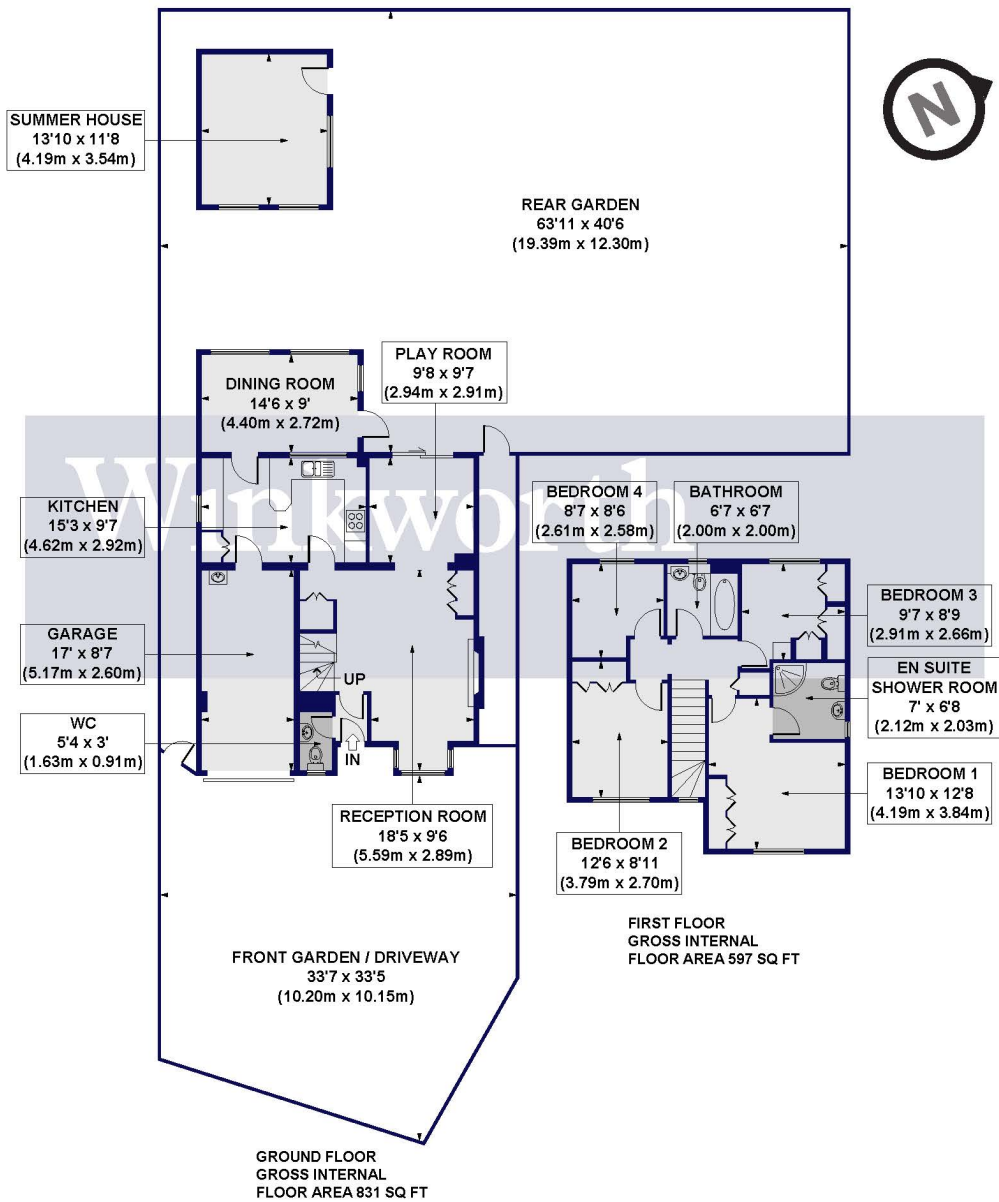
Outside, the property boasts an impressive and secluded rear garden, measuring approximately 63'11 x 40'6, with a summer house that could be used as a gym, office, or studio. At the front of the house, a wide block-paved driveway offers ample parking for multiple vehicles. There is also the potential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



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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)



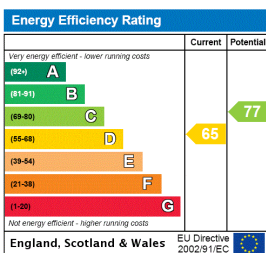
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax: London Borough of Enfield – Band F

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



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