



CAVERSHAM AVENUE, N13  
**£850,000 FREEHOLD**

**A BEAUTIFUL EDWARDIAN HOME WITH LIGHT AND SPACIOUS ACCOMODATION FILLED WITH LOVELY CHARACTER FEATURES.**

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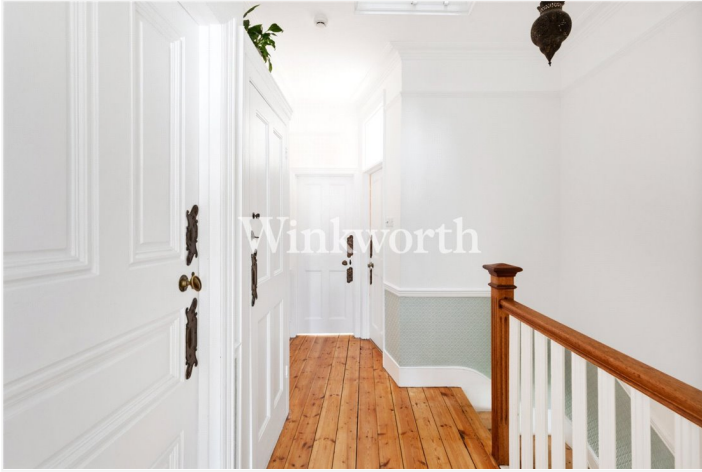
## DESCRIPTION:

An elegant Edwardian house in a desirable location, approximately half a mile from Palmers Green rail station (to Moorgate) and the shopping amenities on Green Lanes. You will also find a wealth of open spaces nearby, including Broomfield and Grovelands Parks.

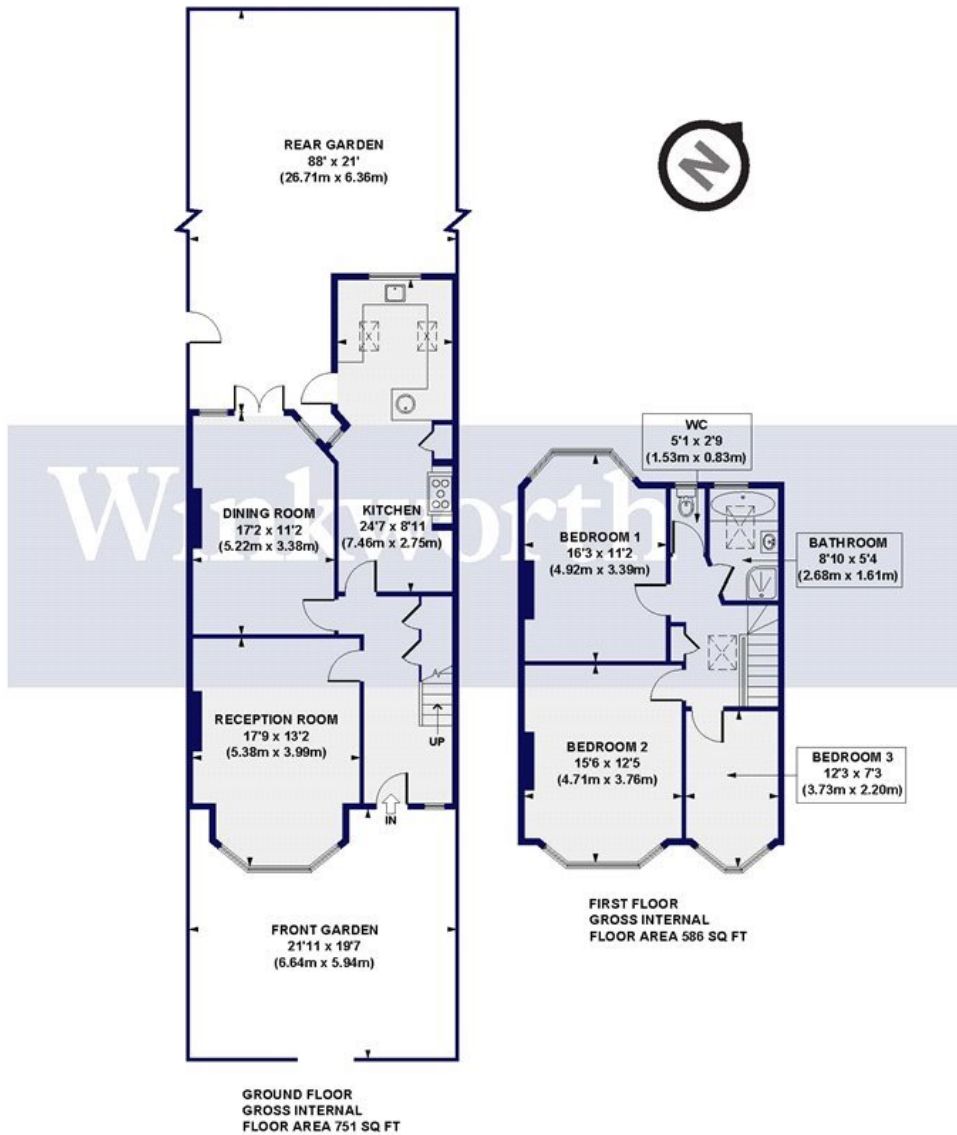
This lovely family home is filled with a wealth of character features perfectly blended with modern finishing touches. The ground floor provides a spacious reception room at the front of the house, filled with natural light from large bay windows, highlighting the rich wood floors and elegant panel ceiling. A stunning period fireplace adds to the charm of this inviting space, making it ideal for both relaxation and entertaining. The beautifully designed eat-in kitchen features original pantry and dresser, granite countertops, and space designed to house a double cooker. Skylights and large windows ensure the space is bright and welcoming. The dining room, currently utilized as an informal living room, offers garden views through a bay with French doors. The room also benefits from a panel ceiling and a striking fireplace, creating an ideal space to dine and unwind. The ground floor also features a welcoming entrance hall with striking tessellated tiled flooring and Lincrusta-style embossed wallpaper running along the lower section of the walls and rising to the first floor. The first-floor features three spacious bedrooms with stripped wood flooring, two of which have character fireplaces. You will also find a bathroom with an unusually high ceiling and a skylight designed to draw natural light into the attic, plus a separate WC. Outside, the property enjoys a mature and fully stocked rear garden extending 88' in length, plus a well-maintained front garden with a tessellated tiled footpath. We highly recommend a viewing to fully appreciate the natural light and character this wonderful property has to offer.

Note: The property has undergone some refurbishment, partly as a result of a subsidence claim. The Certificate of Adequacy stated: "The main area of damage was predominantly the front section of the building and takes the form of crack damage. The level of damage was moderate and is classified as category 3 in accordance with BRE Digest 251 - Assessment of damage in low-rise buildings." This has been fully treated with repair works completed in April 2022. More details are available upon request.





**Caversham Avenue, N13**  
 Approx. Gross Internal Floor Area 1337 sq. ft / 124.25 sq. m



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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	84
61	

England, Scotland & Wales EU Directive 2002/91/EC

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

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