



BROOMFIELD AVENUE, N13
OFFERS OVER £850,000 FREEHOLD

CHARMING ELEGANCE MEETS MODERN COMFORT IN THIS SPACIOUS FAMILY HOME CLOSE TO PALMERS GREEN OVERGROUND AND BROOMFIELD PARK.

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DESCRIPTION:

A beautiful family home situated in a desirable location close to Palmers Green overground station (to Moorgate) and Broomfield Park. Arranged over three floors, the property boasts 1630 Sq.ft of spacious accommodation, successfully blending a wealth of charm and character with modern features. Offered for sale with no onward chain.

The ground floor benefits from a spacious front reception room with a high ceiling, and bay windows. In the middle of the house is a stunning eat-in kitchen with skilfully fitted bespoke modern high-end handleless units with soft close door feature, a granite worktop, integrated appliances, and a centre island. Both the kitchen and reception rooms boast imposing gas fireplaces. Original stained glass double doors guide into a large orangery with underfloor heating, used as a dining area and an informal space to unwind. Both rooms enjoy lovely wooden parquet flooring. You will also find a tessellated tiled entrance hall with partly embossed wallpaper, adding a charm to the property.

On the first floor are three bedrooms, two of which benefit from feature fireplaces and fitted wardrobes. The family bathroom has been sympathetically designed to complement the character and age of the house, complete with a roll-top bath. The loft has been converted into a fantastic 17'9"x16'2" principal bedroom with a Juliet balcony, generous eaves storage, and real oak veneer flooring. Additionally, there is an en-suite shower room with bespoke maple fitted units and a black granite worktop. The fitted wardrobes in the three double bedrooms have been fitted by 'Hammond'.

Outside, the property 67' long westerly aspect rear garden complete with a garden/office that could also be utilised as a gym or games room.

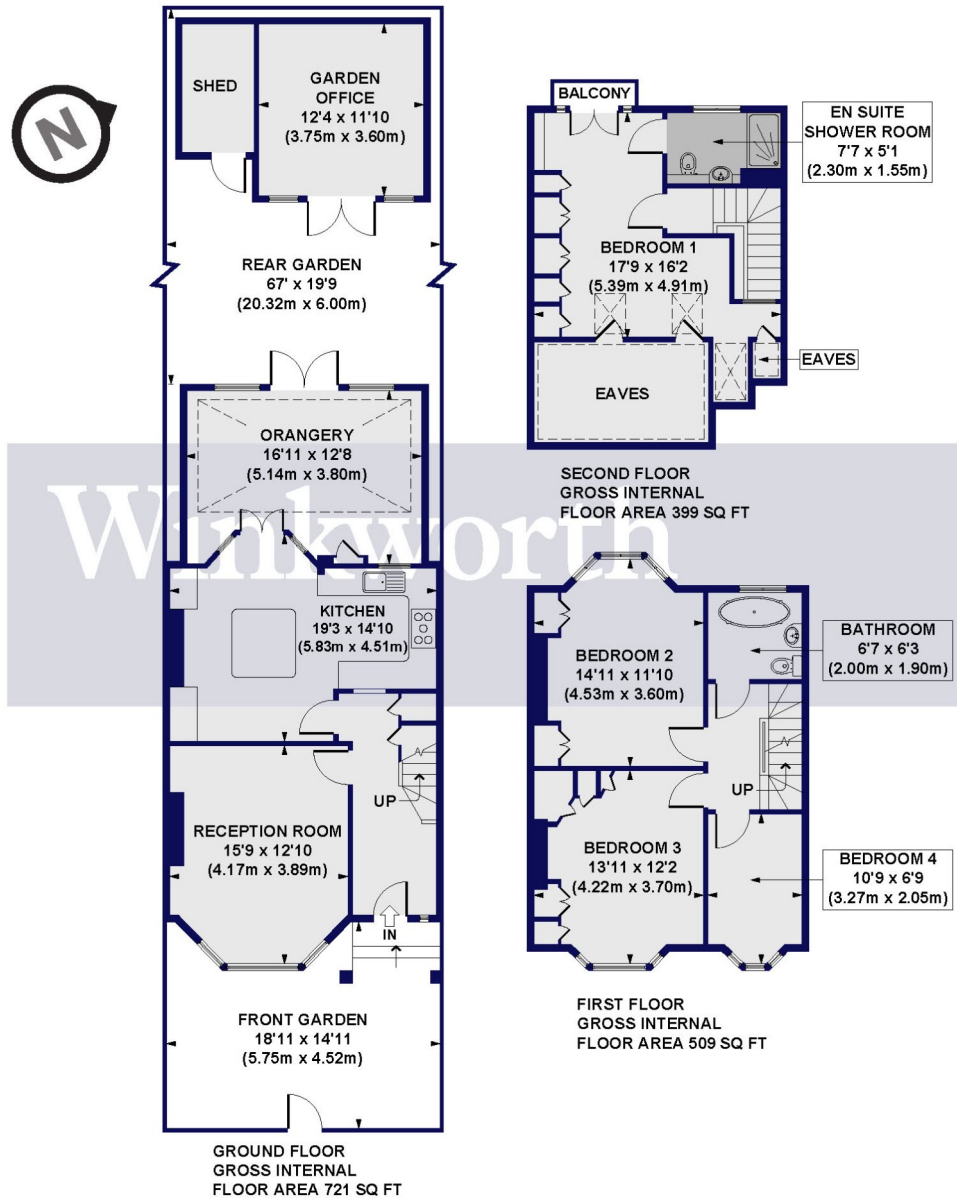
Viewing is advised to fully appreciate the light and space offered by this lovely property.

Council Tax: London Borough of Enfield - Band E



Broomfield Avenue, N13

Approx. Gross Internal Floor Area 1630sq. ft / 151.43 sq. m (Excluding Garden Office)



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		Current	Potential
Very energy efficient - lower running costs			
(92)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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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