



OLD PARK ROAD, N13
OFFERS OVER £1,150,000 FREEHOLD

AN ELEGANT EDWARDIAN HOME IN THE HEART OF THE 'LAKES' CONSERVATION AREA, FEATURING A STUNNING OPEN-PLAN KITCHEN AND MOMENTS FROM PALMERS GREEN STATION AND LOCAL AMENITIES.

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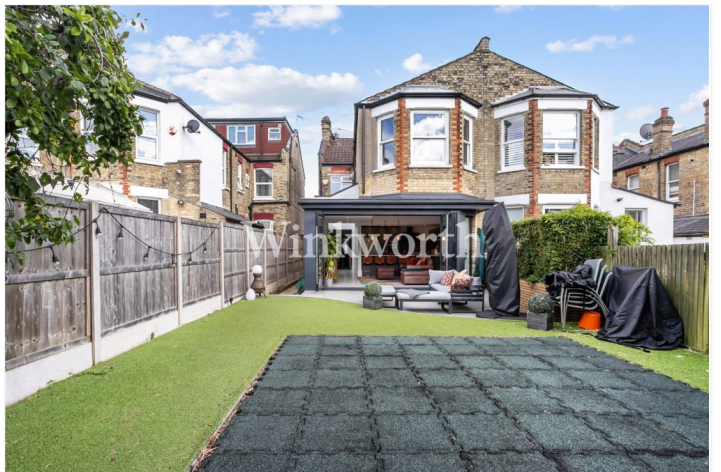
DESCRIPTION:

An imposing semi-detached Edwardian house situated within the desirable 'Lakes' conservation area, just a short stroll from Palmers Green mainline BR station to Moorgate, Broomfield, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

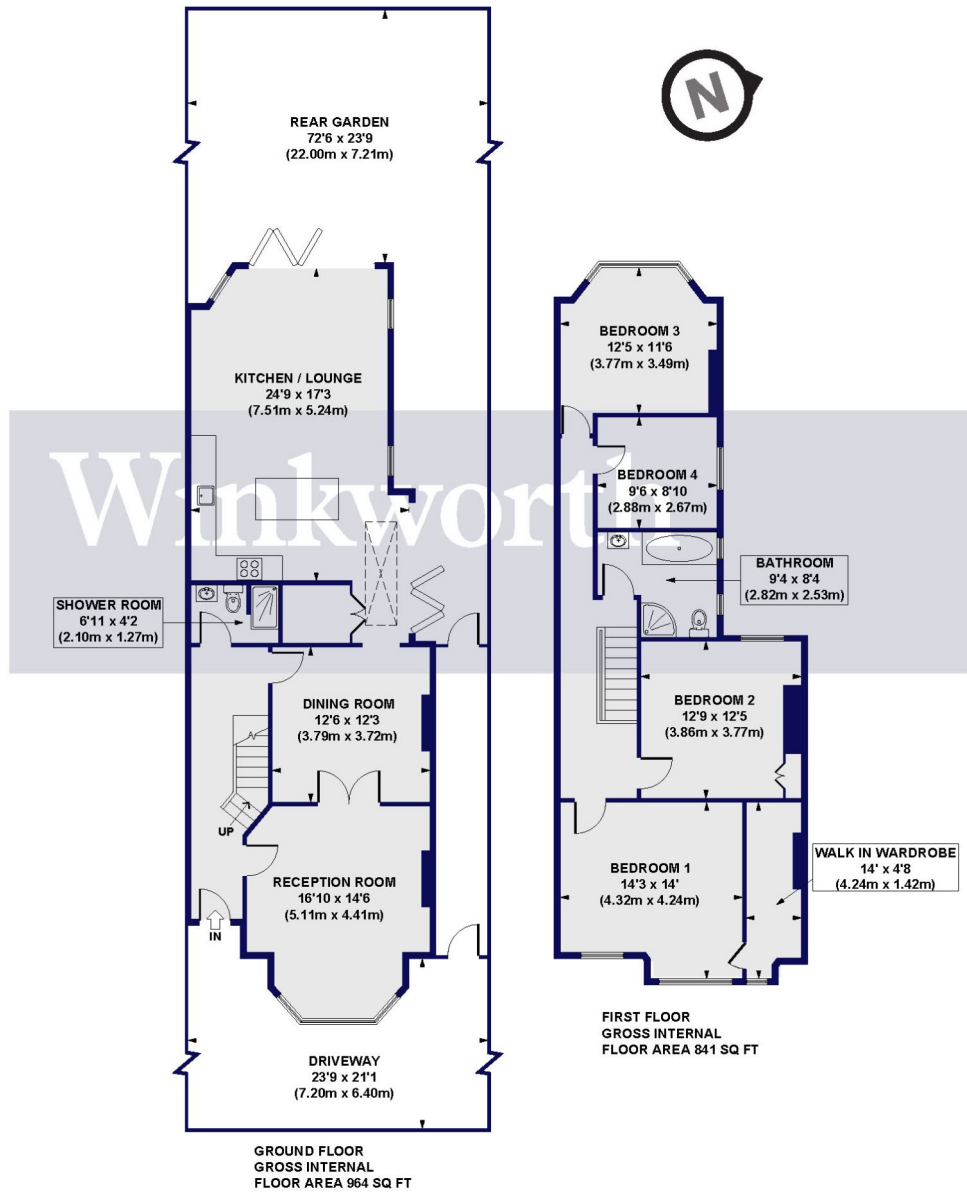
The ground floor boasts a generously sized front reception room with a bay window, a beautiful panel ceiling, and an open fireplace. The adjacent dining room is separated by tall double doors, creating a flexible space to dine and unwind. The rear of the house has been reconfigured, with the addition of a thoughtfully designed side extension featuring a large roof light that draws in plenty of natural light. The space showcases an impressive open-plan kitchen/lounge that seamlessly blends style with functionality, while dual aspect bi-folding doors provide access to the garden - perfect for al fresco dining. The kitchen is fitted with sleek modern units, a contrasting backsplash, and a centre island with a granite worktop. The owners have retained the high corniced ceiling above one section of the lounge, and the entire space enjoys large floor tiles with underfloor heating. There is also a cleverly concealed utility cupboard between the dining room and kitchen. The entrance hall features striking tessellated tiled flooring, with a door at one end leading to a modern shower room. A long landing on the first floor guides you to four bedrooms, three of which are generous doubles, plus a family bathroom with a four-piece suite. The principal bedroom also enjoys a walk-in wardrobe.

Outside, a low-maintenance rear garden extends 76'2" in length, featuring a wide patio with floor tiles matching the kitchen/lounge and an artificial lawn. At the front of the house is a driveway and a gate providing access to the rear garden.

We highly recommend a viewing appointment to fully appreciate the space and features this superb property offers.



Old Park Road, N13
Approx. Gross Internal Floor Area 1805 sq. ft / 167.70 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	
(92-100) A	
(81-91) B	81
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Council Tax Band: London Borough of Enfield – Band G



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