



**THE GROVE, N13**  
**OFFERS IN THE REGION OF £900,000 FREEHOLD**

**A SPACIOUS FAMILY HOME IN A CONVENIENT LOCATION  
WITH FLEXIBLE ACCOMMODATION AND A LARGE REAR  
GARDEN.**

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



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## **DESCRIPTION:**

A substantial semi-detached house occupying a generous plot and boasting 2124 Sq.ft of spacious living accommodation. The property is enviably located in the heart of Palmers Green, within easy reach of the mainline station (to Moorgate), the popular Hazelwood Primary School, Broomfield Park, and excellent shopping amenities along the vibrant Green Lanes.

The ground floor provides flexible accommodation featuring an impressive 33'2x 21'8 reception room, with a focal point fireplace, ideal for entertaining guests. Just off the reception room is a diner, which doubles perfectly as a study. At the rear of the house is a dining room, a contemporary kitchen with a granite worktop and splashback, and a living room providing an informal space to relax while enjoying garden views. There is also a convenient guest WC on the ground floor.

The first floor provides equally impressive accommodation with four well-proportioned bedrooms, of which three are double in size, plus a family bathroom. One of the bedrooms has a door opening out to a flat roof (planning consent may be required to use the roof as a terrace).

Moving outside, the property enjoys an expansive 74'1x70'8 south-west aspect rear garden with two large patios and well-stocked flower beds. At the front of the house is a wide driveway and access to a carport.

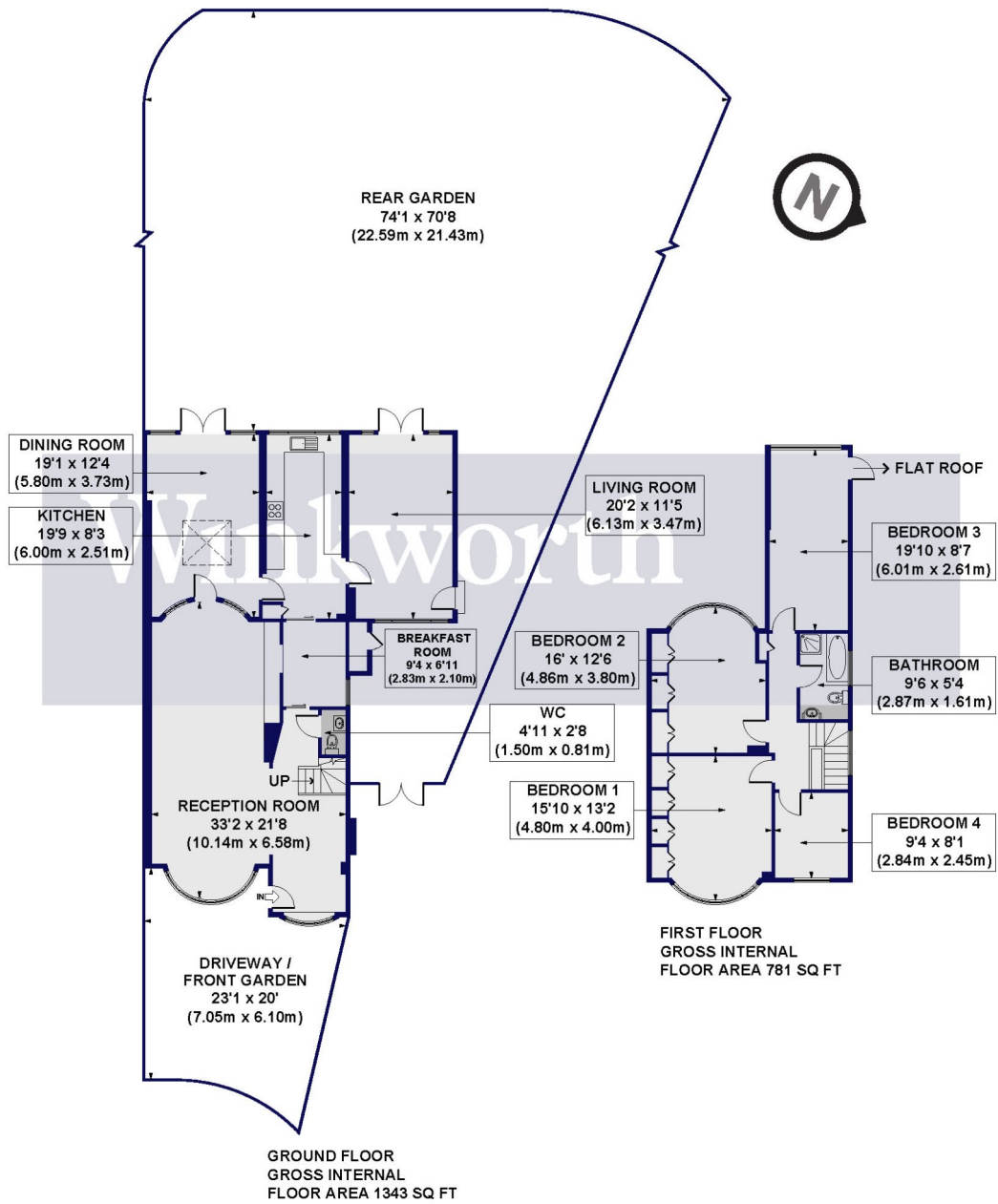
Viewing is advised to fully appreciate the light and space offered by this lovely property.

Council Tax: London Borough of Enfield - Band G



# The Grove, N13

Approx. Gross Internal Floor Area 2124 sq. ft / 197.38 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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