



**BOURNE HILL, N13**  
**OFFERS OVER £800,000 FREEHOLD**

**AN ELEGANT AND BEAUTIFULLY PRESENTED  
FAMILY HOME LOCATED CLOSE TO AMENITIES.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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## DESCRIPTION:

An imposing Edwardian residence offered for sale with no onward chain, boasting 1371 Sq.ft of well-appointed living accommodation featuring high ceilings and original double doors with stained glass windows. The property is conveniently located within easy reach of Palmers Green and Winchmore Hill BR stations (to Moorgate), as well as the popular Broomfield and Grovelands parks.

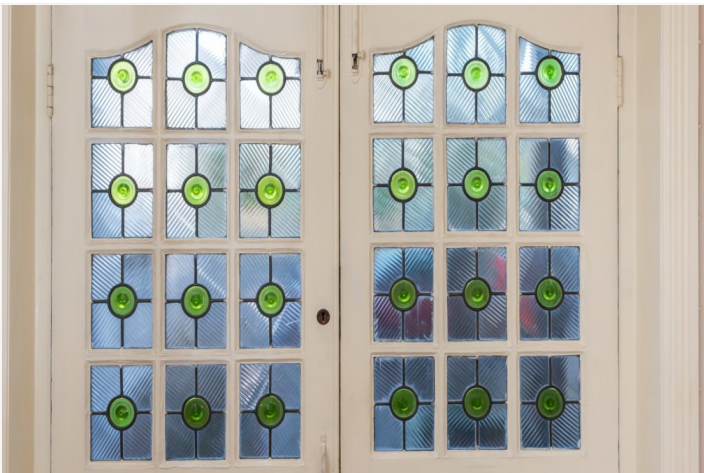
The ground floor comprises a wide entrance hall, an impressive front reception room with a bay window, a dining room with doors leading to the rear garden, a 12'11 long eat-in kitchen with a door at one end leading to a handy utility room and a WC.

A long landing on the first floor leads to four generously sized bedrooms with bay windows, a contemporary-style family bathroom, and a separate WC.

Moving outside, you will find a low maintenance, southerly aspect rear garden extending just under 80' in length and a block-paved front garden. There is also the added benefit of secure rear access.

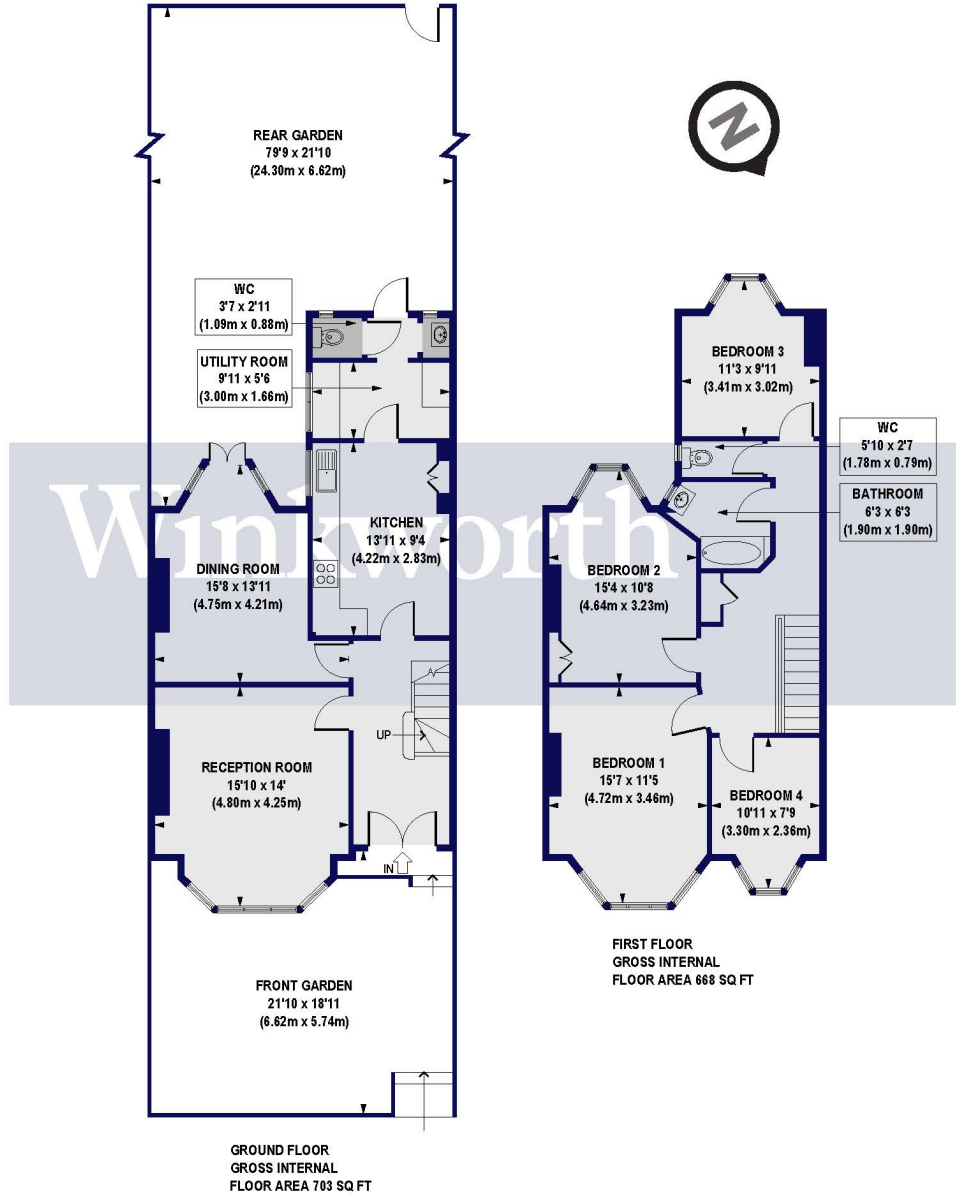
Note: Winkworth are advised that the property has been underpinned and a certificate of structural adequacy has been issued. Please enquire for more details.

Council Tax: London Borough of Enfield - Band E



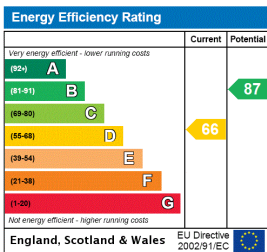
# Bourne Hill, N13

Approx. Gross Internal Floor Area 1371 sq. ft / 127.37 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.



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