



BROOMFIELD LANE, N13
GUIDE PRICE £1,150,000 FREEHOLD

A SUBSTANTIAL SEMI-DETACHED HOUSE BOASTING JUST UNDER 2,500 SQ.FT OF LIVING ACCOMMODATION WITH AN IMPESSIVE BASEMENT CONVERSION AND A TWO CAR GARAGE. LOCATED DIRECTLY OPPOSITE BROOMFIELD PARK AND A SHORT STROLL TO PALMERS GREEN BR STATION.

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DESCRIPTION:

A rarely available semi-detached house with an impressive basement conversion (appx. 800 Sq.ft) with separate living/working quarters, plus a landscaped south-facing rear garden and a double length garage. This beautifully presented semi-detached house boasts just under 2,500 Sq.ft of flexible living accommodation arranged over four floors, enviably located directly opposite Broomfield Park and just a short stroll to Palmers Green BR station.

The ground floor provides a spacious front reception room with a bay window and a separate dining room that flows into a modern kitchen with sleek handleless units, a granite worktop, and French doors opening onto a covered balcony, ideal for relaxing and entertaining all year round. You will also find a welcoming entrance hall with stairs leading down to the lower ground floor at one end and a door leading to a guest WC.

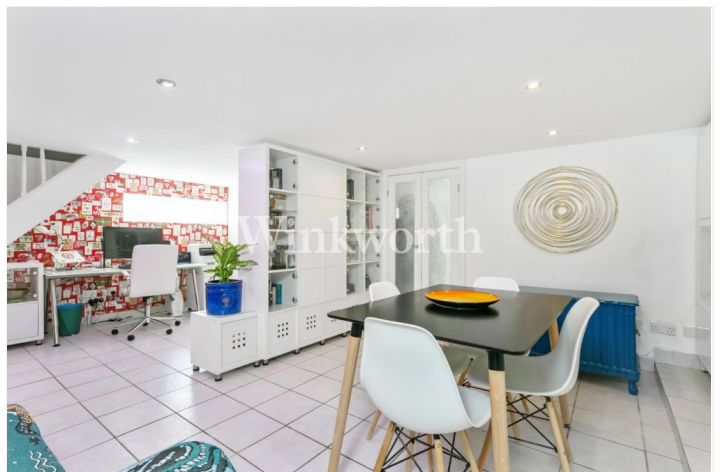
The basement has been skilfully converted into a fantastic space that could be utilized as a self-contained flat or a home workspace. There is a bedroom/office, separate lounge, kitchen, a shower room, and direct access to a covered patio and the rear garden.

On the first floor are three well-appointed bedrooms, two with fitted wardrobes, plus a luxury family bathroom. The loft has been converted into a superb bedroom with an attractive en-suite, a walk-in closet, and a window providing far reaching views of the city.

Outside, you will find a landscaped south-facing rear garden with a raised pond and a large garage with gated vehicular access. At the front of the house is a block-paved driveway suitable for several vehicles. Council Tax: London Borough of Enfield - Band E

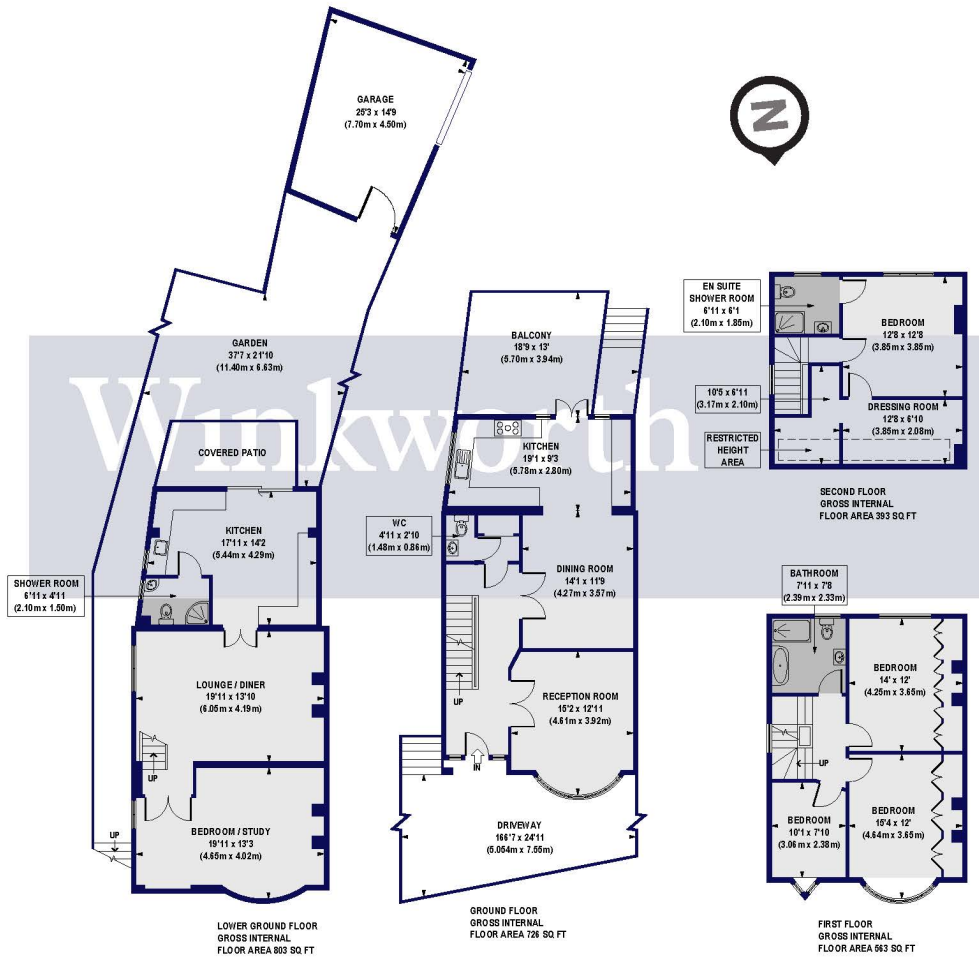
SUMMARY:

- Spacious Semi-Detached House Boasting Circa 2,500 Sq.ft of Flexible Living Accommodation Spanning Four Floors
- Stunning Basement Conversion with Own Lounge, Bedroom/Office, Kitchen, Shower Room
- Prime Location Directly Opposite Broomfield Park and Close to Palmers Green BR Station (to Moorgate)
- Luxury Family Bathroom Plus Two Shower Rooms
- Four/Five Bedrooms
- Reception Room, Separate Dining Room, and Modern Kitchen
- Landscaped South Facing Rear Garden and a Covered Balcony
- Solar Panels
- Double Garage and Large Driveway



Broomfield Lane, N13

Approx. Gross Internal Floor Area 2485 sq. ft / 230.90 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 2432 sq. ft / 226.06 sq. m (Excluding Restricted Height Area)



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			
(92-100)	A		87
(81-91)	B		
(69-80)	C	75	
(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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