



BROOMFIELD AVENUE, N13
OFFERS OVER £825,000 FREEHOLD

A CHARMING BLEND OF CHARACTER AND MODERN LIVING IN A DESIRABLE LOCATION, CLOSE TO PALMERS GREEN BR STATION AND BROOMFIELD PARK.

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

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DESCRIPTION:

A stunning family home situated in a desirable location close to Palmers Green BR station (to Moorgate) and Broomfield Park. Arranged over three floors, this extended property boasts 1639 Sq.ft of beautifully presented living accommodation, successfully blending a wealth of charm and character with modern features.

The ground floor benefits from an inviting front reception room with a high ceiling, an imposing fireplace, and parquet flooring adding warmth to the room. The rear of the house has been skilfully extended to create a superb 25'2x16'10 open-plan space incorporating a modern kitchen/dining room and a living area with underfloor heating. The kitchen is a chef's dream, with modern integrated units spanning one side, and two roof lights drawing in plenty of natural light. Bifold doors at one end provide lovely views of the garden and open to create a fantastic space to dine and entertain, inside and al fresco. You will also find a beautiful tessellated tiled entrance hall with a guest WC at one end, completing the amenities on the ground floor.

On the first floor are three bedrooms and a modern family bathroom. Two of the bedrooms are generously sized doubles with character fireplaces and bespoke fitted wardrobes. The loft has been converted into a fantastic 17'11x17'8 principal bedroom with eaves storage and a spacious en-suite shower room. Outside, the property enjoys a well-maintained 75'10 long rear garden and a front garden. Council Tax: London Borough of Enfield - Band E

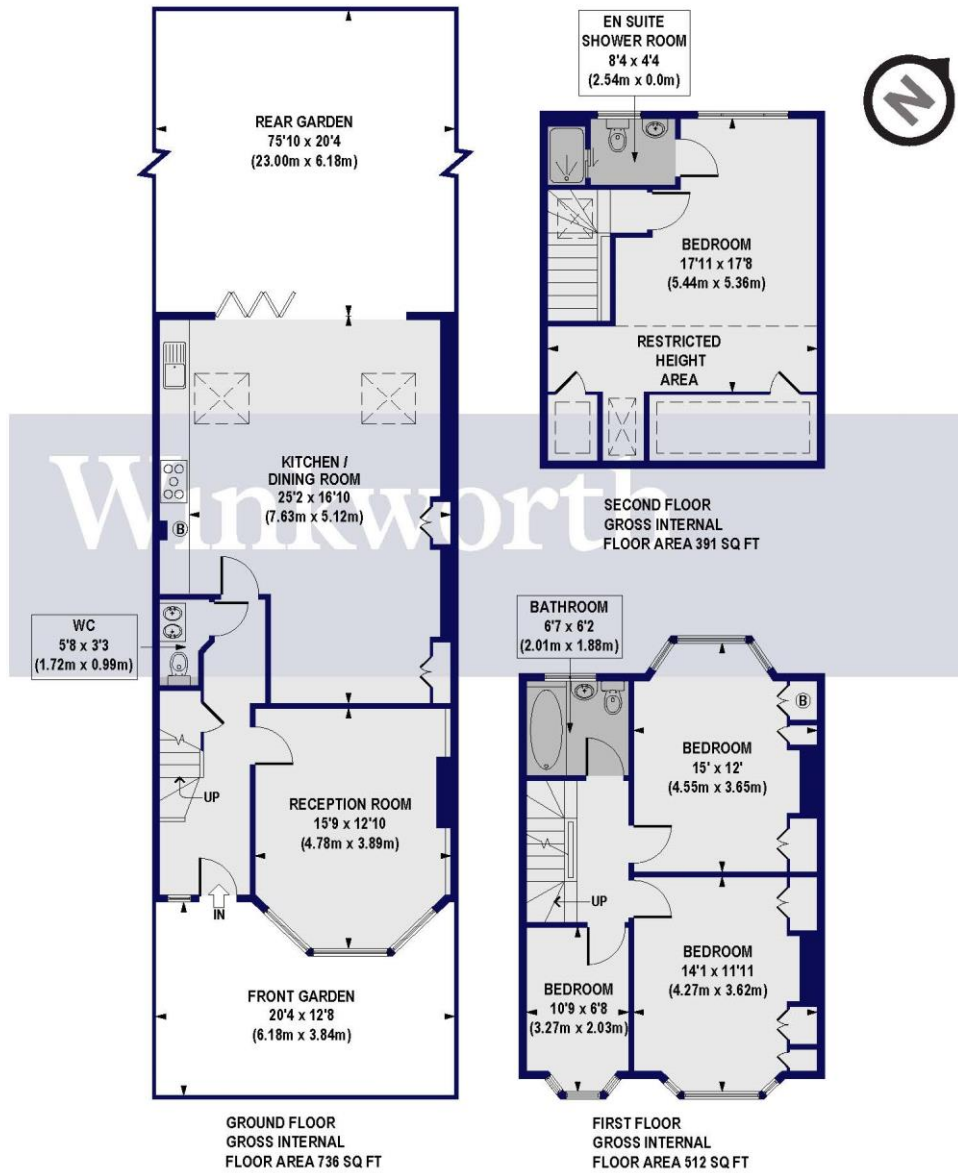
DESCRIPTION:

- Terraced Period House in a Desirable Location
- Easy Reach of Palmers Green BR Station, Broomfield Park, and Shopping Amenities
- Three Floors of Beautifully Presented Accommodation
- Character Features and Modern Finishing Touches
- Superbly Extended Open-Plan Area on Ground Floor and a Loft Conversion
- Bifold Doors Leading to Rear Garden
- Four Bedrooms
- Modern Family Bathroom, En-suite, Ground Floor WC
- Well-Maintained Rear and Front Gardens



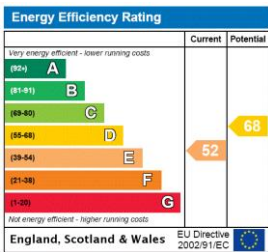
Broomfield Avenue, N13

Approx. Gross Internal Floor Area 1639 sq. ft / 152.26 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1485 sq. ft / 137.90 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.



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