



OSBORNE ROAD, N13  
£850,000 FREEHOLD

A CHARACTER-FILLED EDWARDIAN HOUSE IN A SOUGHT-AFTER LOCATION IN THE HEART OF PALMERS GREEN.

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## DESCRIPTION:

An elegant semi-detached Edwardian house in a sought-after location approximately half a mile to Palmers Green BR station (to Moorgate), Broomfield Park, and easy reach of the popular Hazelwood Primary school.

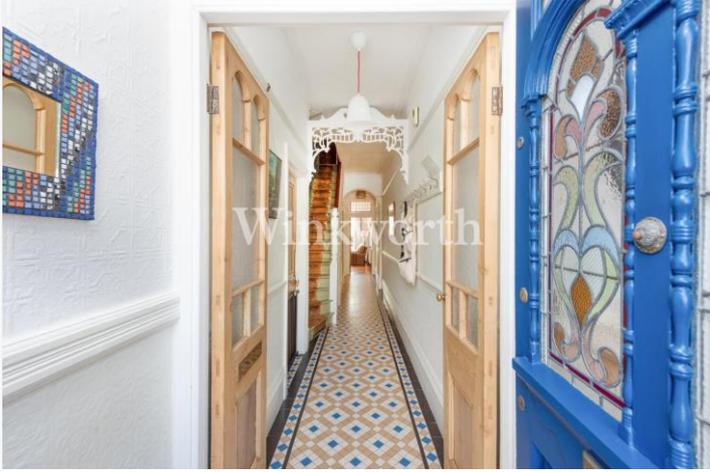
The property boasts 1640 sq. ft. of well-appointed living accommodation with high ceilings and a wealth of period features blended with modern finishing touches. The ground floor features two impressive reception rooms at each end of the house, connected by a long tessellated tiled entrance hall. Both rooms boast beautiful, corniced ceilings, striking character fireplaces, picture rails, high skirting boards, and stripped wood flooring. Moreover, the front reception room benefits from a wide bay with sash windows, along with two delightful painted glass windows flanking the fireplace, possibly original to the house. The rear reception room offers the added advantage of French doors that lead out to the rear garden.

A centrally located kitchen, measuring 21'10 in length, has been extended to one side and showcases modern two-tone units with integrated appliances and a composite worktop. The room has been thoughtfully designed to maximise natural light and provides ample room for a dining table, creating an ideal space to entertain guests while showcasing your culinary skills. Furthermore, the kitchen and entrance hall benefit from underfloor heating.

A long landing on the first floor guides to four bedrooms, three of which are generously sized doubles. There is also a contemporary family bathroom, plus a shower room serving the front bedroom.

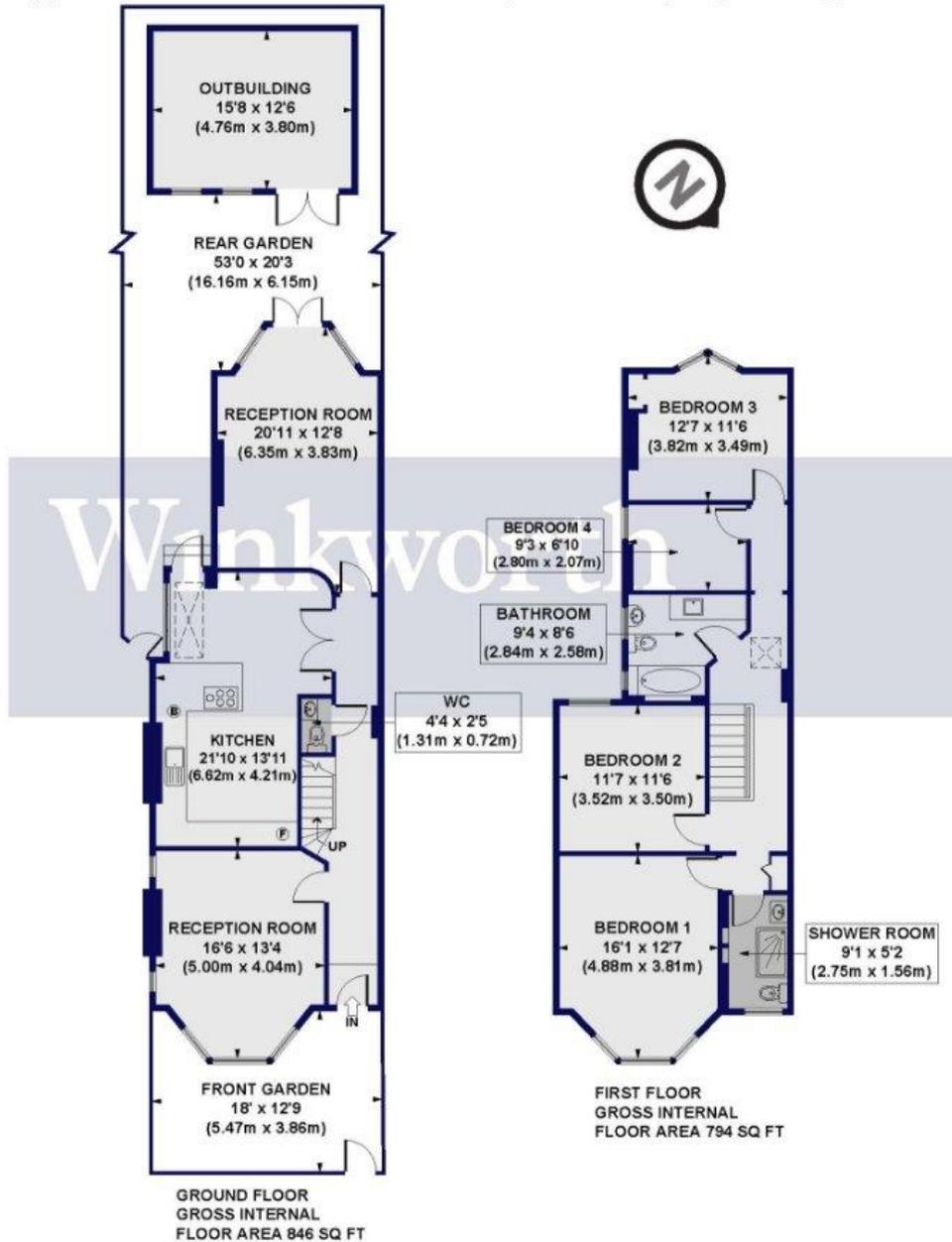
Moving outside, you will find a charming southerly aspect rear garden with a mature border and patios at each end. There is also an outbuilding which could be used as an office, gym, or workshop, whilst a side return has a door leading back into the kitchen and a gate providing side access. Viewing is advised to fully appreciate the character and space offered by this lovely property.

Council Tax: London Borough of Enfield – Band F



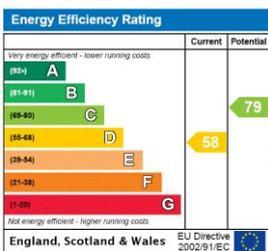
## Osborne Road, N13

Approx. Gross Internal Floor Area 1835 sq. ft / 170.47 sq. m (Including Outbuilding)  
 Approx. Gross Internal Floor Area 1640 sq. ft / 152.38 sq. m (Excluding Outbuilding)



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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