



NEW PARK AVENUE, N13
£595,000 FREEHOLD

**A STUNNING FAMILY HOME WHERE MODERN LIVING
HARMONISES WITH COMFORT AND STYLE.**

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



for every step...

winkworth.co.uk



DESCRIPTION:

A beautifully presented end-of-terrace house boasting a south-facing rear garden in a popular location, within easy reach of Winchmore Hill School and Firs Farm Primary School, as well as a number of open spaces and playing fields. Offered for sale with no onward chain, the property has been skilfully extended to provide just over 1,070 sq.ft of modern accommodation filled with natural light. The ground floor features an inviting front reception room accessed via double doors in the entrance hall. To the rear, an impressive 16'10 wide living room provides a less formal space to unwind and entertain. Both rooms enjoy gas fireplaces with sandstone mantels and surrounds.

An opening in the living room leads to a fully integrated kitchen boasting a Quartz worktop and a breakfast area with dual aspect doors that invite the outside in. The kitchen also provides access to an inner lobby, WC, and convenient side access. On the first floor are three bedrooms and a stunning bathroom with contemporary fittings. With the exception of the bathroom, all rooms benefit from engineered wood flooring, adding warmth to the interior. Moving outside, you will find a low-maintenance rear garden with a generously sized patio and olive trees that evoke a Mediterranean ambiance. There is also access to a 20'10 wide garage with rear vehicular access, while the front of the property boasts a block-paved driveway.

SUMMARY:

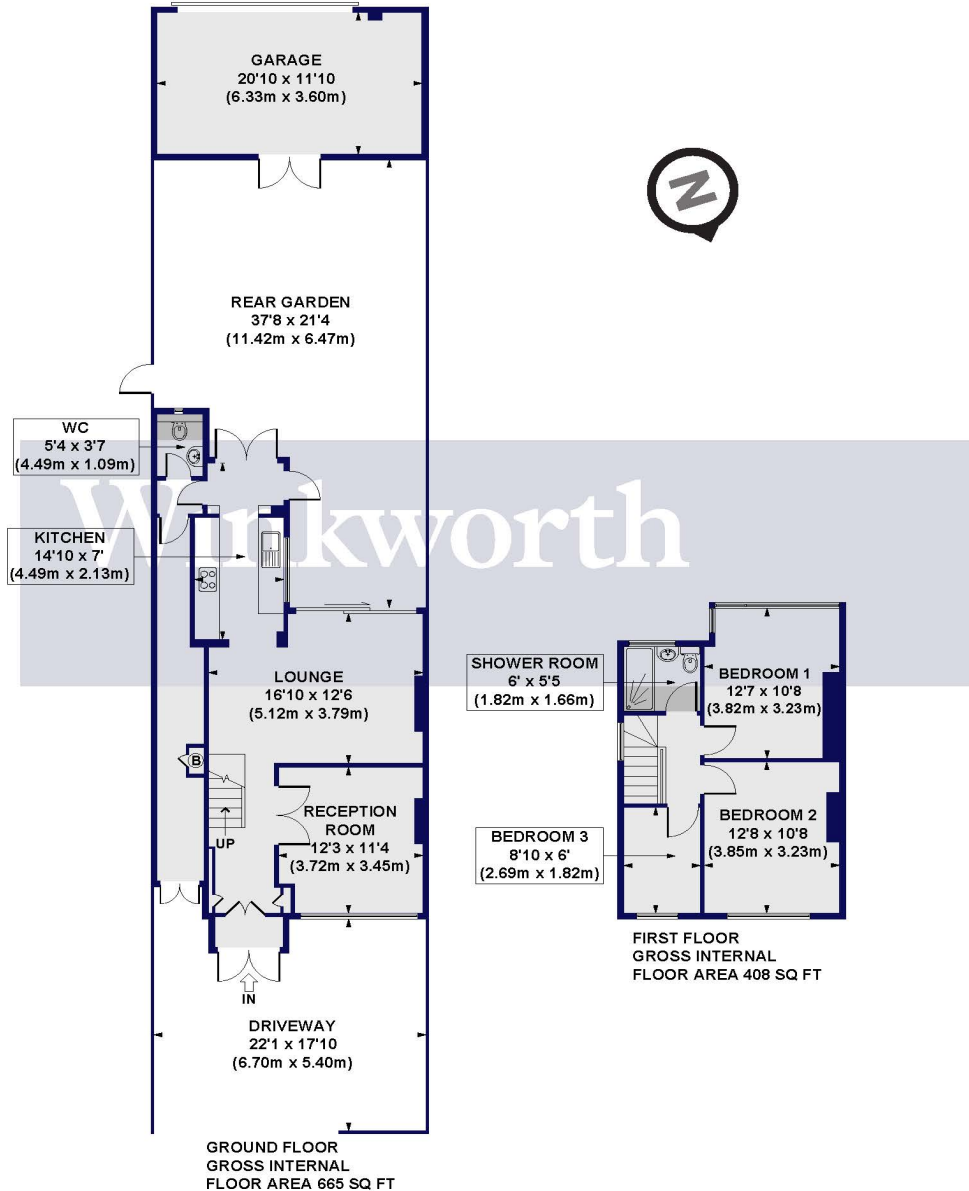
- Extended End of Terrace House
- No Onward Chain
- South-Facing Rear Garden
- Popular Location Easy Reach of Schools
- Beautifully Presented Modern Interior
- Two Receptions
- Modern Kitchen and Bathroom
- Ground Floor WC
- Three Bedrooms
- Driveway and Garage
- Council Tax: London Borough of Enfield – Band E



New Park Avenue, N13

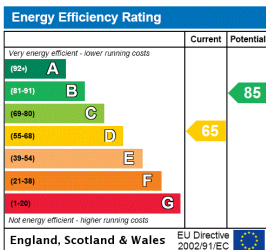
Approx. Gross Internal Floor Area 1319 sq. ft / 122.50 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1073 sq. ft / 99.71 sq. m (Excluding Garage)



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.



Palmer's Green | 020 8920 9900 | palmer'sgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.