

Connaught Gardens, N13

5 2 2

Offers Over £750,000 *Freehold*

A beautifully presented and extended semi-detached Edwardian house, offered for sale chain-free, providing bright and spacious accommodation arranged over three floors. The property is conveniently located within easy reach of Palmers Green railway station, providing direct services to Moorgate via Finsbury Park, the popular Hazelwood Primary School, and a short stroll to Hazelwood Recreation Ground.

The ground floor features a welcoming entrance hall leading to a generously sized living room at the front of the house with a bay window and feature fireplace. A separate dining room has doors opening onto the rear garden, while the modern fitted kitchen also provides space for a breakfast





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table and has direct garden access. There is also a useful wet room/WC just off the entrance hall.

On the first floor are three spacious bedrooms, two of which are good-sized doubles, plus a well-proportioned third bedroom and a modern family bathroom with a separate shower. The loft has been converted to provide two further double bedrooms, one of which boasts an impressive 8.8ft/2.7m ceiling height and views of the recreation ground.

Outside, the property benefits from a front garden and an impressive westerly-facing rear garden extending to approximately 70 ft. long backing onto playing fields.

With generous accommodation and scope to further expansion (subject to planning consent), a sizeable rear garden and a convenient location close to transport links, schools and local amenities, we highly











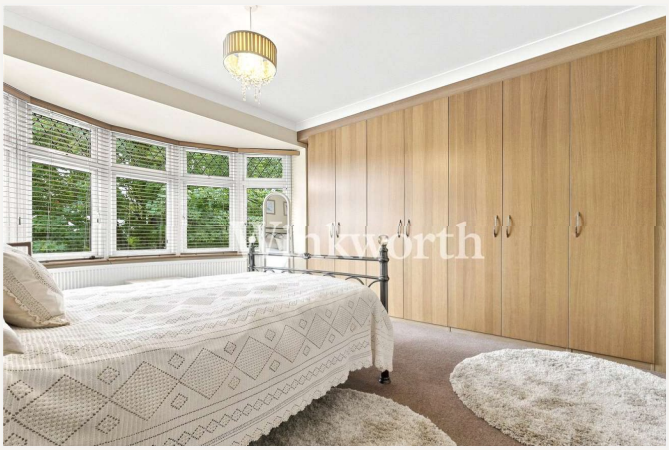



MATERIAL INFO

Tenure: Freehold
Council Tax: London Borough of Enfield - Band E
EPC rating: D

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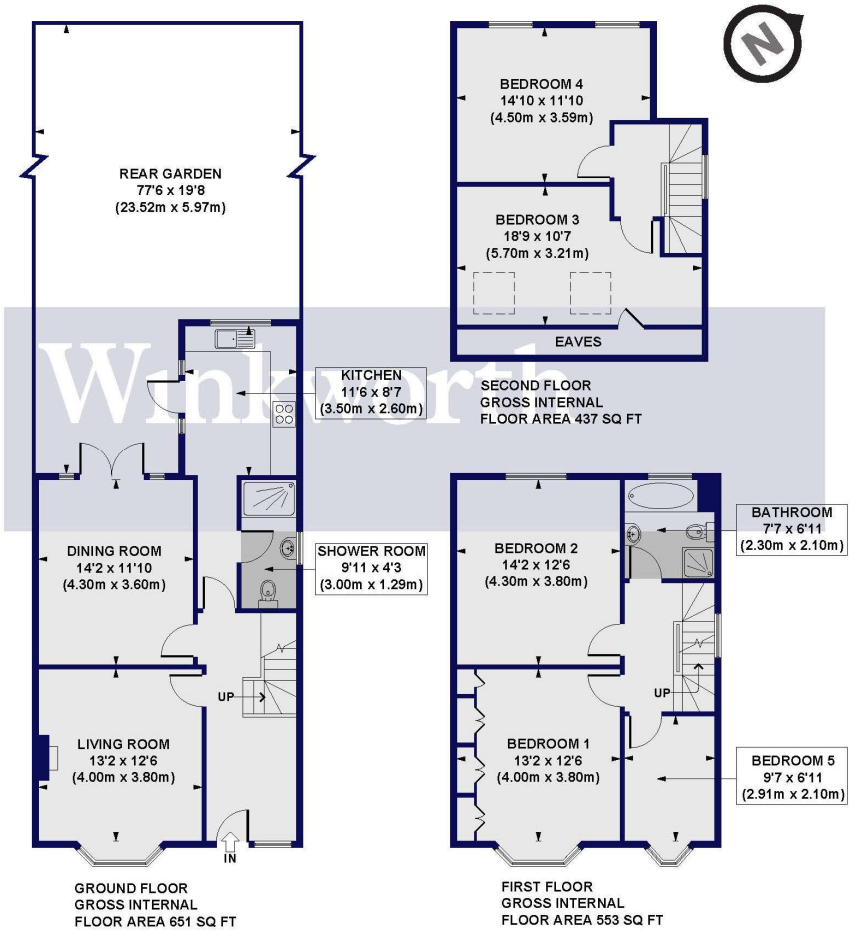
Approx. Gross Internal Floor Area 1641 sq. ft / 152.50 sq. m (Including Eaves)
Approx. Gross Internal Floor Area 1599 sq. ft / 148.51 sq. m (Excluding Eaves)



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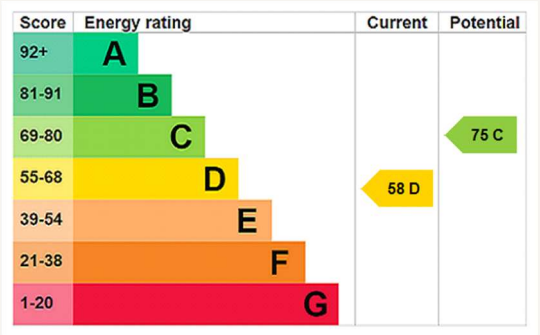

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/PGN260224

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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