

The Grove, N13

4 2 2

£835,000-£865,000 *Freehold*

A stunning refurbished and extended family home offering almost 1,890 sq. ft of beautifully presented accommodation. The property is offered for sale chain-free and is ideally located in the heart of Palmers Green, within easy reach of Palmers Green Overground station (providing services to Moorgate via Finsbury Park), the highly regarded Hazelwood Primary School, and the open spaces of Broomfield Park.

The ground floor features two impressive adjoining reception rooms, one with a large bay window to the front and an opening at the rear leading through to a superb open-plan kitchen/diner. Both reception rooms benefit from high, corniced ceilings, enhancing the sense of space and character. The kitchen/diner provides excellent space for both dining and entertaining, featuring bi-folding doors opening directly onto the rear garden. It also boasts an extensive range of wall and base units with a granite worktop throughout, as well as a centre island with a breakfast bar and storage below.





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There is also a door at one end of the kitchen leading to a useful utility room. A guest WC is conveniently located off the entrance hall.

The first floor comprises three generously sized bedrooms and a modern shower room. The loft has been converted to create a superb principal bedroom featuring an en-suite bathroom, a Juliet balcony, air-conditioning, and useful eaves storage. All bedrooms, along with both reception rooms, benefit from wide-plank oak flooring, adding warmth throughout the home.

Externally, the property enjoys a rear garden measuring approximately 47'7" in length, as well as a block-paved driveway to the front of the house.

We highly recommend arranging a viewing to fully appreciate the space, quality, and lifestyle this exceptional property has to offer.













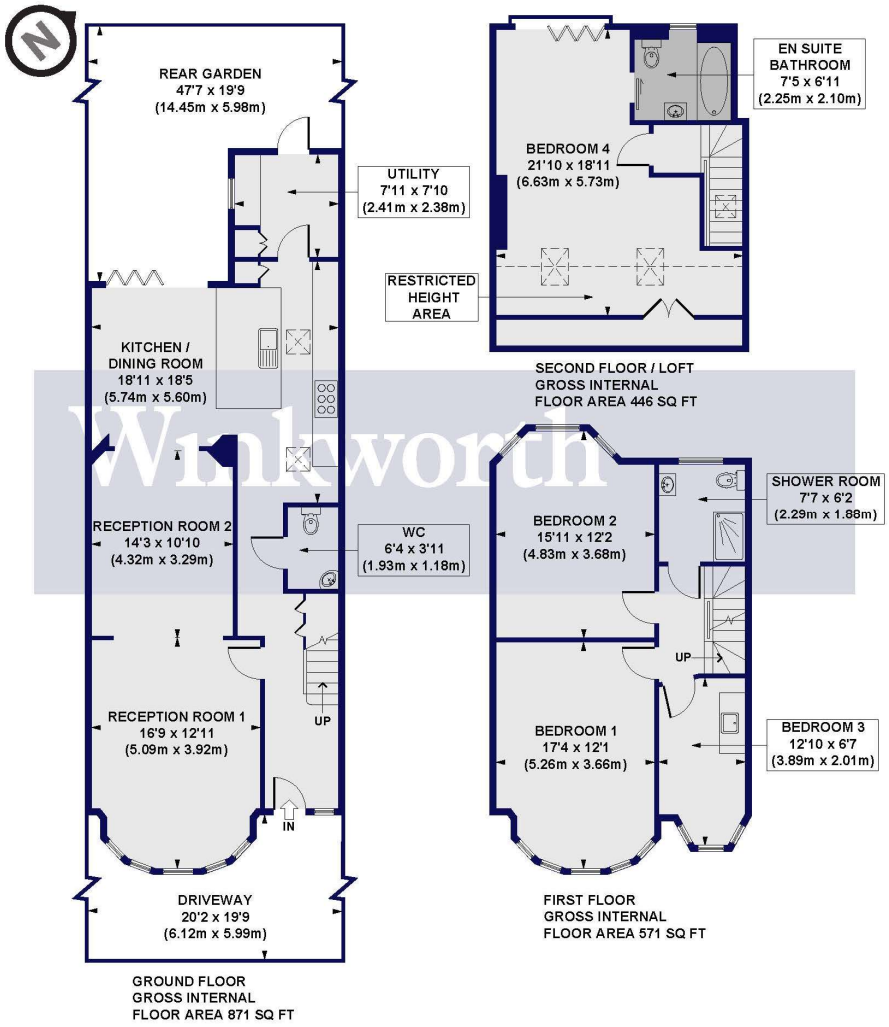


MATERIAL INFO

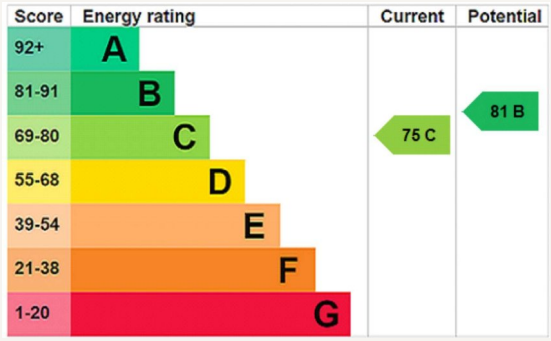
Tenure: Freehold
Council Tax: London Borough of Enfield: E
EPC rating: C

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Approx. Gross Internal Floor Area 1888 sq. ft / 175.42 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 1775 sq. ft / 164.94 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.



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https://www.winkworth.co.uk/sale/property/PGN190196

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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