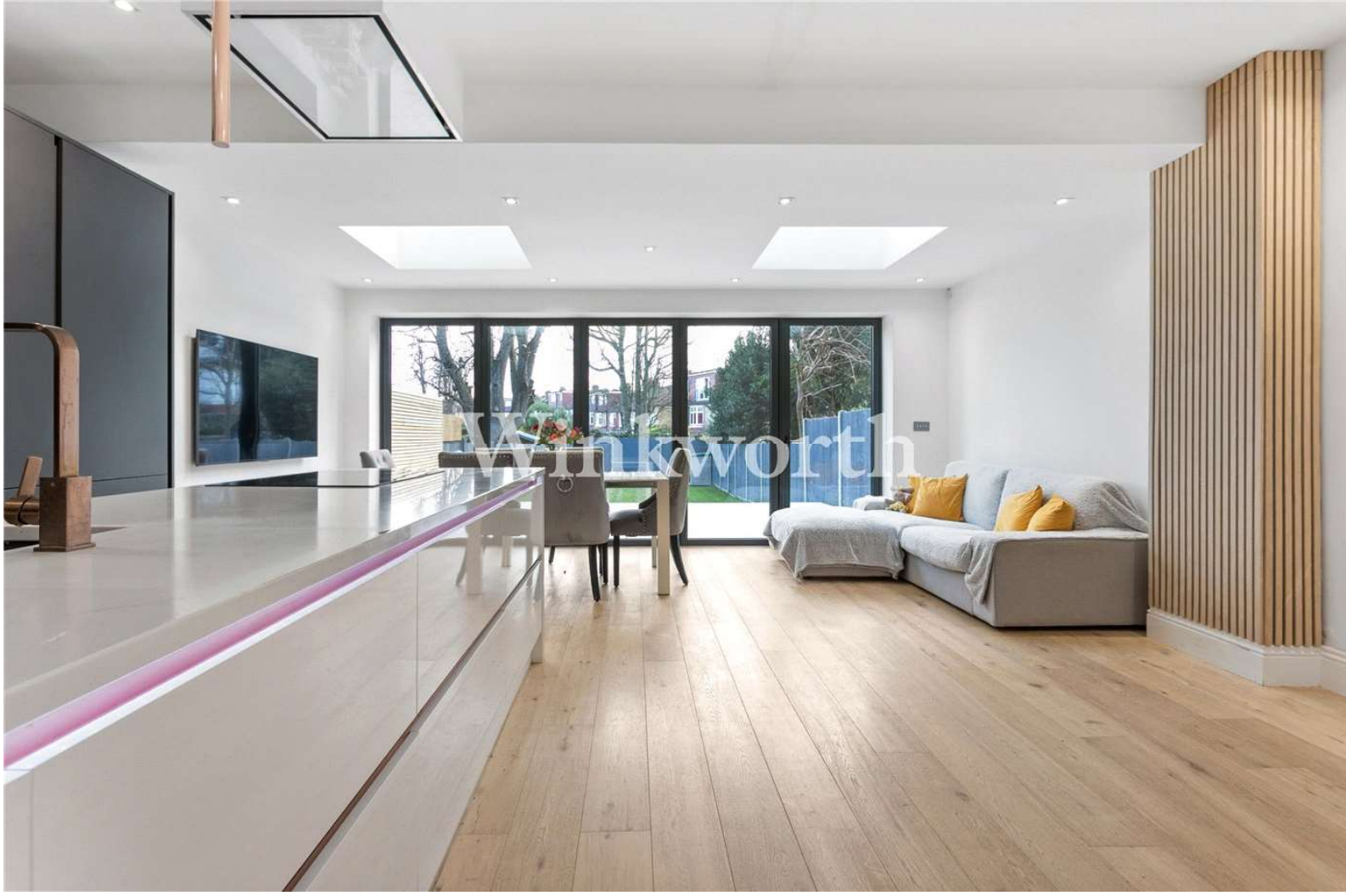


Riverway, N13

3 2 1

Guide Price: £750,000 - £775,000 - FREEHOLD

A beautifully presented and extended family home in a sought-after location in the heart of Palmers Green, just a short stroll from the popular Hazelwood Primary School, the overground station to Moorgate (via Finsbury Park), and nearby open spaces, making the area especially popular with families and commuters.

Offered for sale chain-free, the property has been significantly updated by the current owner, creating a light and modern interior. The ground floor features a living room at the front of the property, currently used as a guest bedroom. An extension at the rear of the house showcases a stunning open-plan space incorporating a sleek two-tone kitchen with a granite worktop island and integrated appliances. Two skylights draw in copious natural light to the living/dining area, and bifold doors lead out to a sizeable patio - ideal for entertaining both indoors and al fresco. The entire space, including the entrance hall, benefits from oak wood flooring, adding warmth throughout. There is also a useful WC located at the end of the entrance hall. The first floor provides three spacious bedrooms and a modern shower room.

A fixed staircase has been installed leading to the loft space, providing easy access and a valuable head start for any future loft conversion (subject to the necessary





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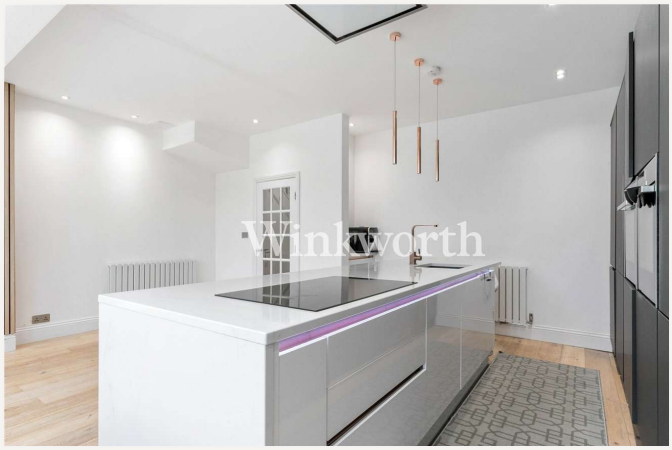


planning consent).

Outside, the property enjoys a low-maintenance 65' rear garden with a porcelain-tiled patio and a lawn. A gate at the rear of the garden provides useful rear access. At the front of the house is a driveway suitable for parking up to two cars. The owner has advised Winkworth that power and internet cables have been installed in the garden, which would be convenient for a buyer considering a garden outbuilding or office, plus a power cable at the front of the house for the installation of an EV charging point.

We highly recommend a viewing to fully appreciate the space and quality of accommodation this wonderful property has to offer.













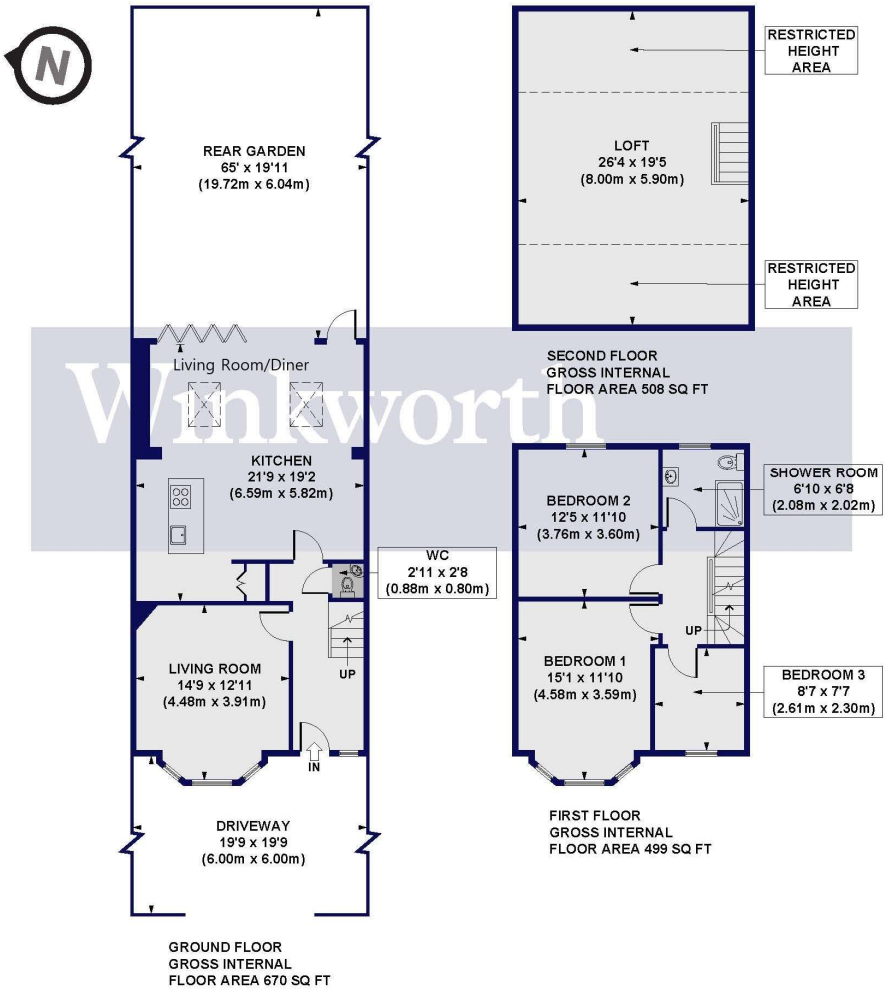


MATERIAL INFO

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

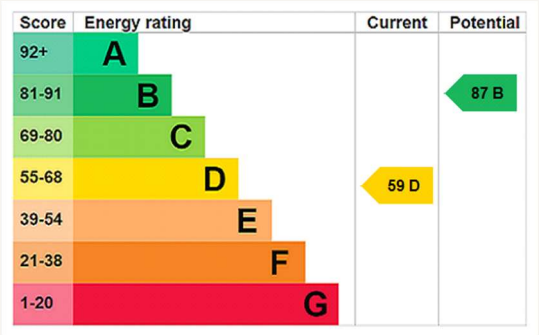
Riverway, N13

Approx. Gross Internal Floor Area 1677 sq. ft / 155.76 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 1415 sq. ft / 131.45 sq. m (Excluding Restricted Height Area)



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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.



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

https://www.winkworth.co.uk/sale/property/PGN250266

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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