



Fox Lane, N13

£1,250,000 *Freehold*

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An exceptional semi-detached Edwardian house, significantly updated by the current owners, boasting just over 2,100 sq.ft of accommodation. The property successfully blends period charm with modern finishing touches and is located within easy reach of Broomfield Park, Grovelands Park, Palmers Green Overground (to Moorgate), and Southgate Tube Station.

Designed for contemporary living, the ground floor features a stunning open-plan kitchen, living, and dining area, showcasing an extensive bespoke kitchen with a quartz worktop and a sizeable centre island incorporating a breakfast bar and useful storage below. There is also space for a double oven - ideal for showcasing your cooking skills. Crittall-style doors at one end provide access to the rear garden. The room enjoys beautiful



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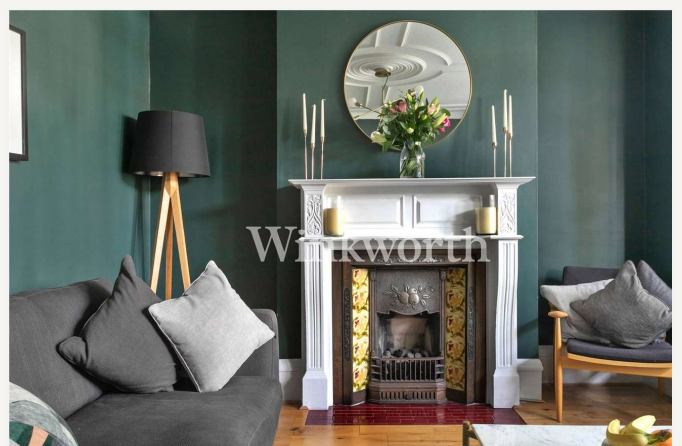
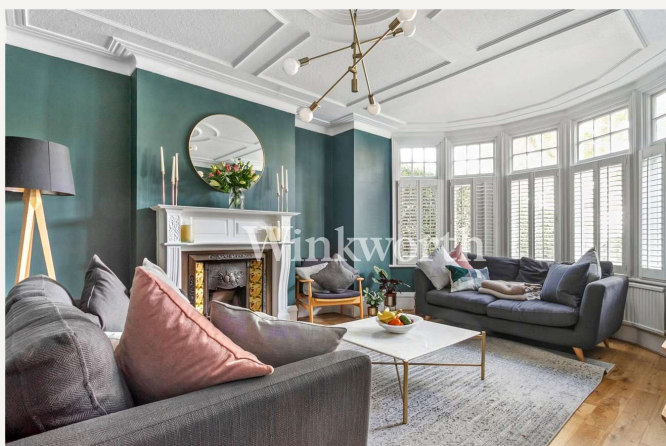
for every step...

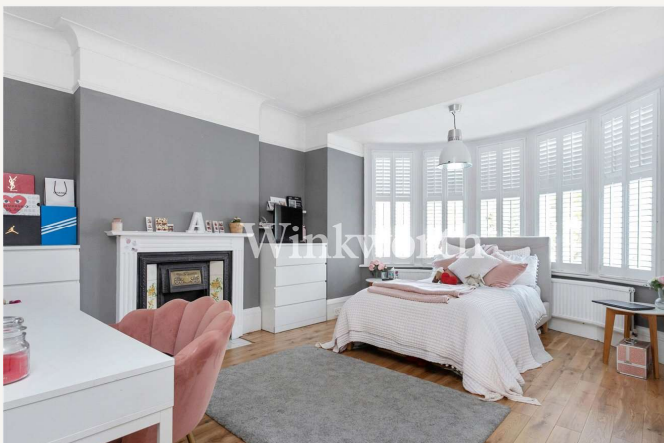
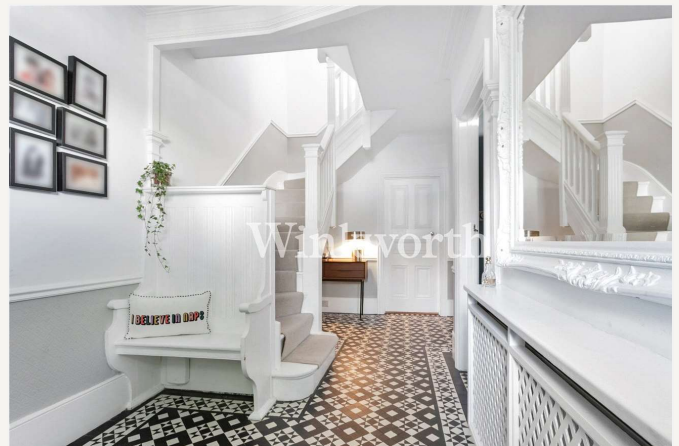


herringbone flooring with underfloor heating, ensuring it is comfortable and usable throughout the year. At the front of the house is an impressive living room with a high panelled ceiling, a wide bay window, and a striking fireplace as its focal point. The welcoming entrance hall retains its original tessellated tiled flooring and a monk's seat, while at one end, a door leads to a useful utility room/WC.

On the first floor you will find four spacious bedrooms and a family bathroom, sympathetically designed in keeping with the character of the house, complete with a roll-top bath.

The loft has been extended to create a superb principal bedroom with an en-suite, a walk-in wardrobe, and doors opening onto a Juliet balcony.



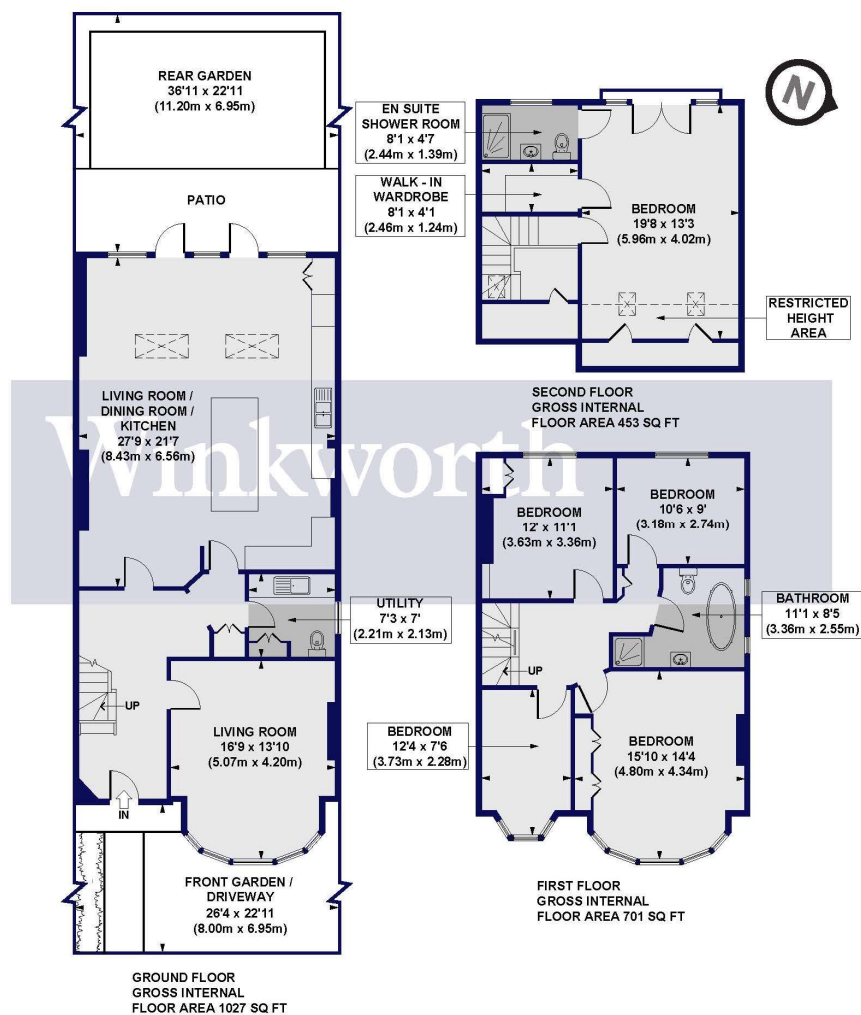


MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: C

Fox Lane, N13

Approx. Gross Internal Floor Area 2181 sq. ft / 202.58 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 2112 sq. ft / 196.22 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/PGN250272>

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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