



HAWTHORN AVENUE, N13  
£800,000 FREEHOLD

A CHARMING FAMILY HOME LOCATED CLOSE  
TO PARKS AND TRANSPORT LINKS INTO THE  
CITY AND THE WEST END.

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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Chain-Free. A light and airy four bedroom house situated on a sought-after tree-lined road, within easy reach of Broomfield Park, Arnos Park and Palmers Green BR station to Moorgate.

The ground floor benefits from a tessellated tiled entrance hall which leads into an impressive front reception room with a bay window, bespoke units fitted into the alcoves, wooden flooring and an open fireplace. The rear of the house has been extended to provide a superb open-plan kitchen/dining room with two skylights, and contemporary units with a breakfast bar and a range of integrated appliances. The ground floor also benefits from a utility room, guest WC, and a striking tessellated tiled entrance hall. The first floor provides a modern family bathroom and three generously sized bedrooms, two of which have fitted wardrobes. The loft has been converted into an impressive 21'x12'8 master bedroom with an ensuite bathroom and plenty of eaves storage. Externally you will find a well-maintained 68'5 long rear garden with a spacious patio and a split-level level lawn. At the end of the garden is a door leading to a garage with a hardstanding accessed from Belmont Avenue, making it ideal for installing a charge point for an electric vehicle.

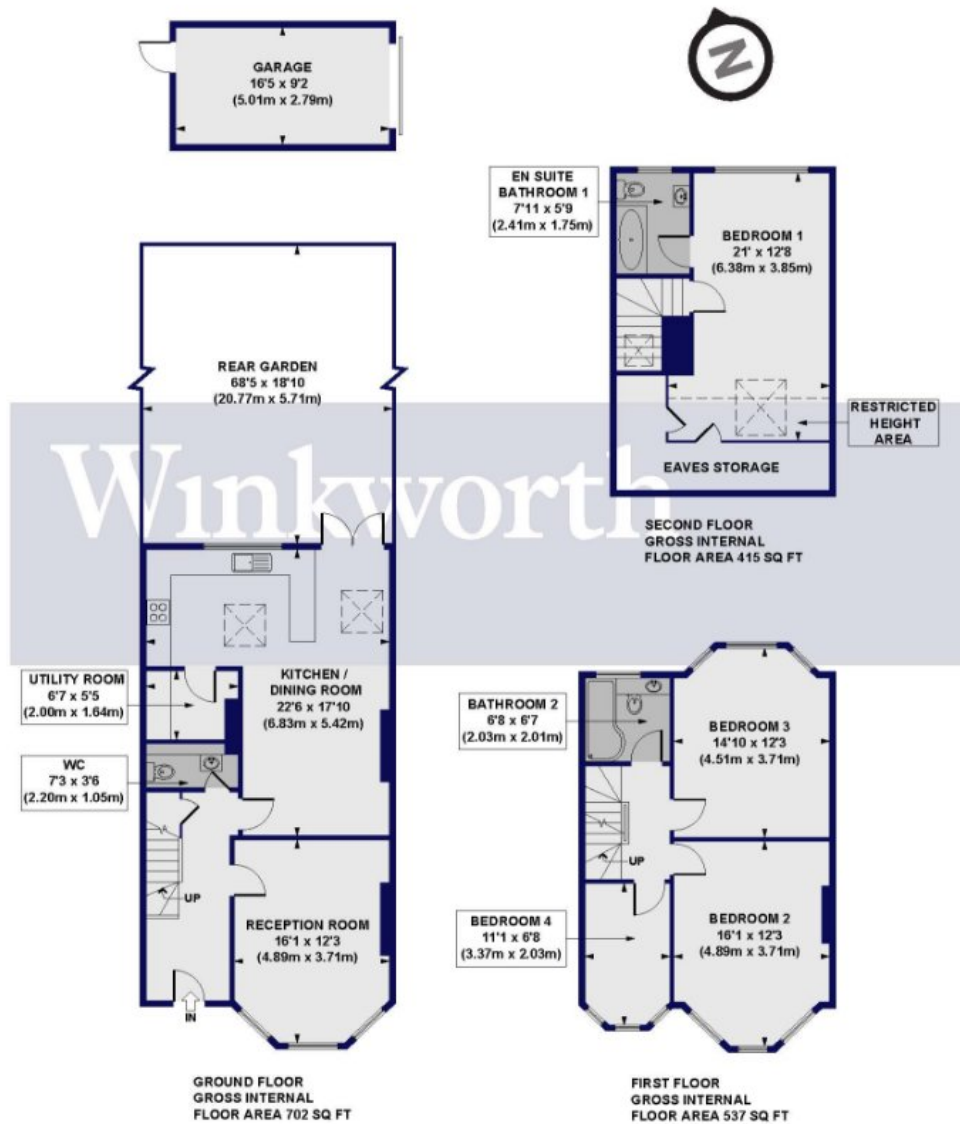
- 1920s Terraced House
- Sought-After Location Close to Palmers Green BR Station and Parks
- Four Bedrooms
- Garage with a Hard Standing
- Chain-Free
- Light and Spacious Accommodation with High Ceilings
- Ground Floor Extension and Loft Conversion
- Open-Plan Kitchen/Dining Room
- Two Bathrooms
- Utility Room and Ground Floor WC
- Tessellated Tiled Entrance Hall





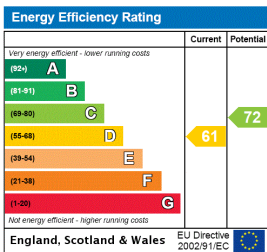
# Hawthorn Avenue, N13

Approx. Gross Internal Floor Area 1807 sq. ft / 167.90 sq. m (Including Restricted Height Area Eaves Storage & Garage)  
 Approx. Gross Internal Floor Area 1525 sq. ft / 141.70 sq. m (Excluding Restricted Height Area Eaves Storage & 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.



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