



BROOMFIELD LANE, N13
GUIDE PRICE £950,000 FREEHOLD

**AN ELEGANT FAMILY HOME BOASTING SPACIOUS
ACCOMMODATION FILLED WITH FINE PERIOD FEATURES.**

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A fine example of a character-filled Edwardian family home, enviably situated opposite Broomfield Park and close to Palmers Green BR station. This beautiful and impeccably presented property boasts 1688 Sq.ft of well-appointed living accommodation filled with an abundance of period features and detailing including original fireplaces, high ceilings, stained glass windows, picture rails and high skirting boards.

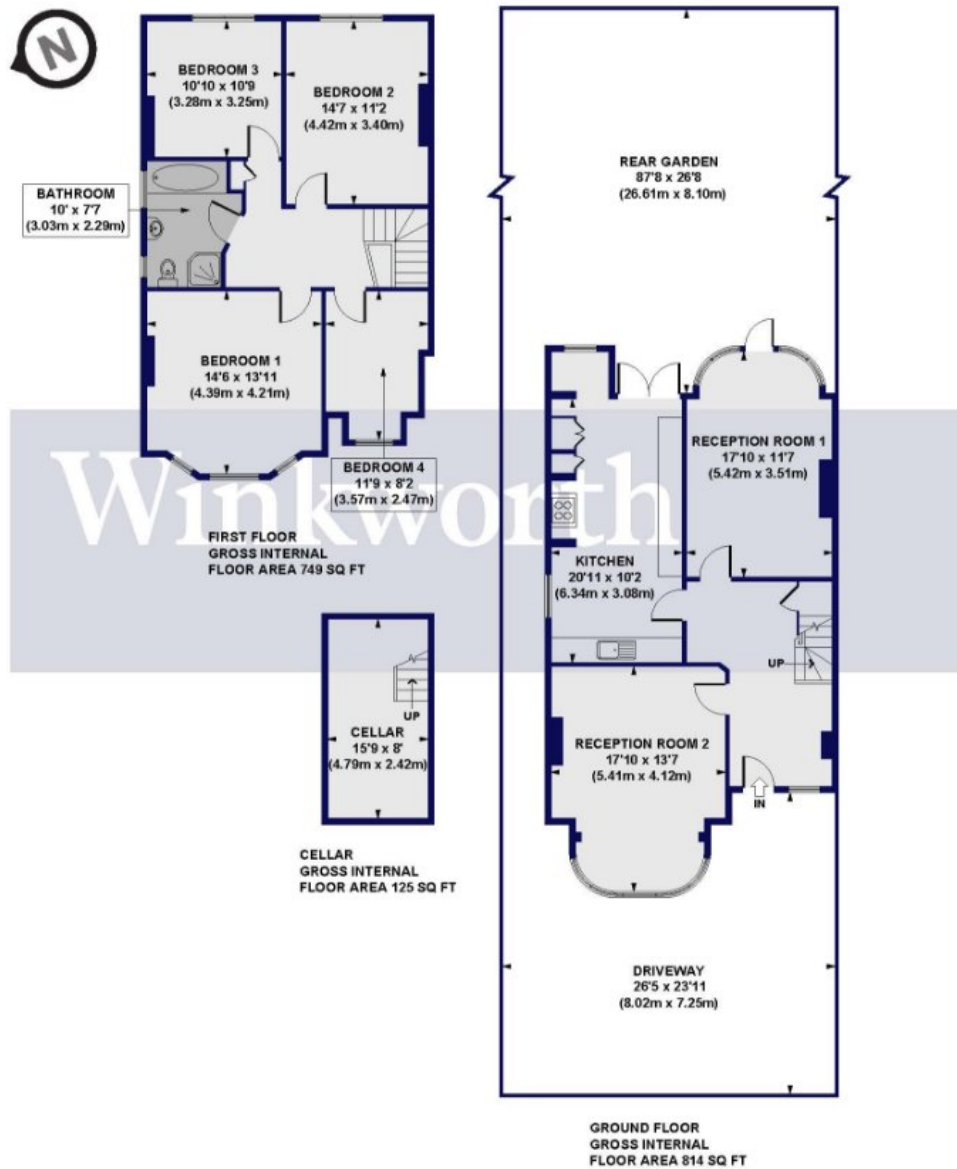
The ground floor boasts two grand reception rooms at each end of the house, both with imposing fireplaces and stripped wood flooring. The kitchen is generously sized and is fitted with bespoke units, a wooden worktop and a butler sink. There is also a pantry and space for a double oven. The ground floor also has an impressive entrance hall with striking tessellated tiled flooring, a fireplace and a door leading to the cellar. Moving upstairs, a large landing leads to four well-proportioned bedrooms with feature fireplaces. There is also a charming family bathroom complete with a claw bath and a high-level cistern WC. A door over the stairwell provides access to the attic. Externally the property enjoys a well-stocked rear garden extending just under 88' in length. You will find a sundeck directly off the kitchen and rear reception room, plus two patios and a shed/workshop. There is also a driveway at the front of the house.

- Semi-Detached Period House
- Desirable Location Opposite Broomfield Park Close to Palmers Green BR Station
- Wealth of Beautiful Character Features
- Two Grand Reception Rooms
- Large Eat-in Kitchen
- Impressive Entrance Hall
- Four Bedrooms
- Well-Maintained Rear Garden
- Cellar
- Driveway





Broomfield Lane, N13
 Approx. Gross Internal Floor Area 1688 sq. ft / 156.85 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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