



CAVERSHAM AVENUE, N13
£925,000 FREEHOLD

**A BEAUTIFULLY PRESENTED PERIOD HOUSE SUCCESSFULLY
BLENDING CHARACTER FEATURES WITH MODERN
FINISHING TOUCHES.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



An elegant four bedroom period house situated on a desirable tree-lined avenue in the heart of Palmers Green, within easy reach of the local overground station, bus links, shopping amenities and parks.

This beautifully presented property boasts 1934 Sq.ft of well-appointed living accommodation arranged over three floors. The ground floor features a striking tessellated tiled entrance hall leading to an impressive front reception room with a large bay window. A separate dining room at the rear of the house has French windows leading out to the patio, ideal for entertaining guests inside and al fresco. Both rooms enjoy high panelled ceilings, fireplaces and stripped wooden floors. The kitchen is fitted with an extensive range of bespoke pastel tone painted units with integrated appliances, a breakfast bar and a granite worktop. At the end of the kitchen is a WC and a door leading into a home office. The first floor provides three well-proportioned bedrooms, an attractive family bathroom and a separate WC. The loft has been converted into a stunning, air-conditioned master bedroom with storage built into the eaves and stylish fitted en-suite shower room. The landing has been cleverly utilised into an office space with a fitted desk unit and shelving. Externally the property enjoys a mature and secluded rear garden extending 62'3 ft in length. There is a shed with light and power points and a gate providing rear access, whilst the front of the house benefits from a paved driveway for off-street parking and a storm porch.

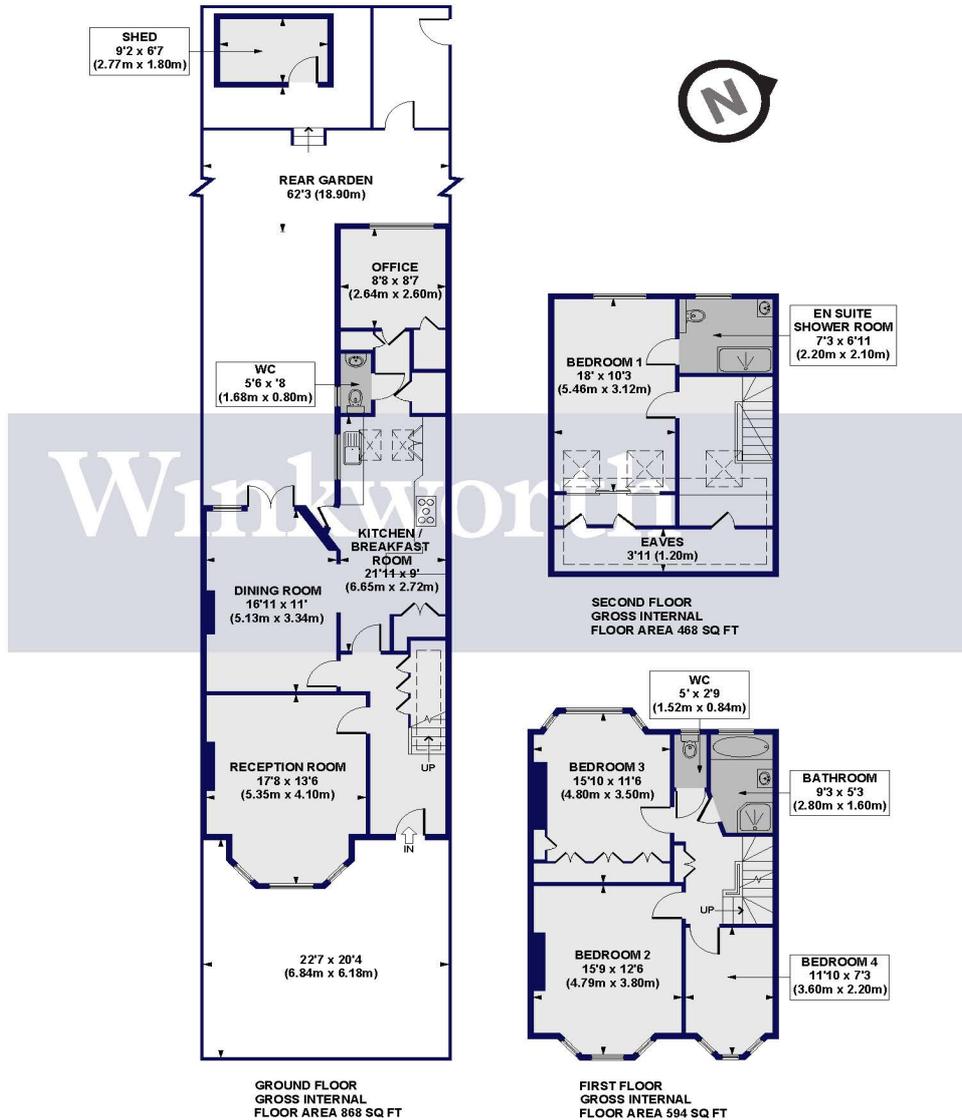
- Four Bedroom Period House
- Sought-After Location
- Easy Reach of Palmers Green Overground Station and Parks
- Beautifully Presented Throughout with Character Features
- Impressive Reception Room and Separate Dining Room
- Luxurious Kitchen
- Ground Floor Study
- Loft Conversion with an En-suite Shower Room
- Secluded Rear Garden
- Driveway





Caversham Avenue, N13

Approx. Gross Internal Floor Area 1934 sq. ft / 179.67 sq. m (Including Eaves)
 Approx. Gross Internal Floor Area 1851 sq. ft / 172.00 sq. m (Excluding Eaves)



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Palmer's Green | 020 8920 9900 | palmer'sgreen@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.