



MADEIRA ROAD, N13
£775,000 FREEHOLD

**MODERN LIVING IN A SPACIOUS AND BEAUTIFULLY
PRESENTED FAMILY HOME CLOSE TO OUTDOOR SPACES
AND AMENITIES.**

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

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DESCRIPTION:

A stunning four bedroom 1930s house, beautifully presented and located in a sought-after cul-de-sac, within easy reach of Hazelwood Primary school and a short stroll from Hazelwood Recreation Ground. There is also a bus service to Palmers Green BR station and Southgate tube via the W6 bus from Hedge Lane.

Boasting over 1500 Sq.ft of spacious living accommodation arranged over three floors, this well-maintained property is perfect for growing families. The ground floor welcomes you with a porch and entrance hall leading to an impressive 34'6 long living room/dining room. The room features a bay at each end, one of which provides access to the rear garden, high ceilings, and wooden flooring, making it an ideal space for entertaining. The kitchen is fitted with a range of wall and base units and has space for a double cooker. You will also find a utility room and a separate WC just off the kitchen. The first floor enjoys three generously proportioned bedrooms, and a large bathroom with a five-piece suite. The loft has been converted into a superb fourth bedroom with a Juliet balcony and an en-suite shower room. There is also generous storage space in the eaves. Three of the bedrooms benefit from fitted wardrobes, and the some of the windows in the house have fitted shutters. Externally, the property benefits from a rear garden that backs onto a playing field. Additionally, there is a garage with secure vehicular access and a driveway at the front. Council Tax: Band E

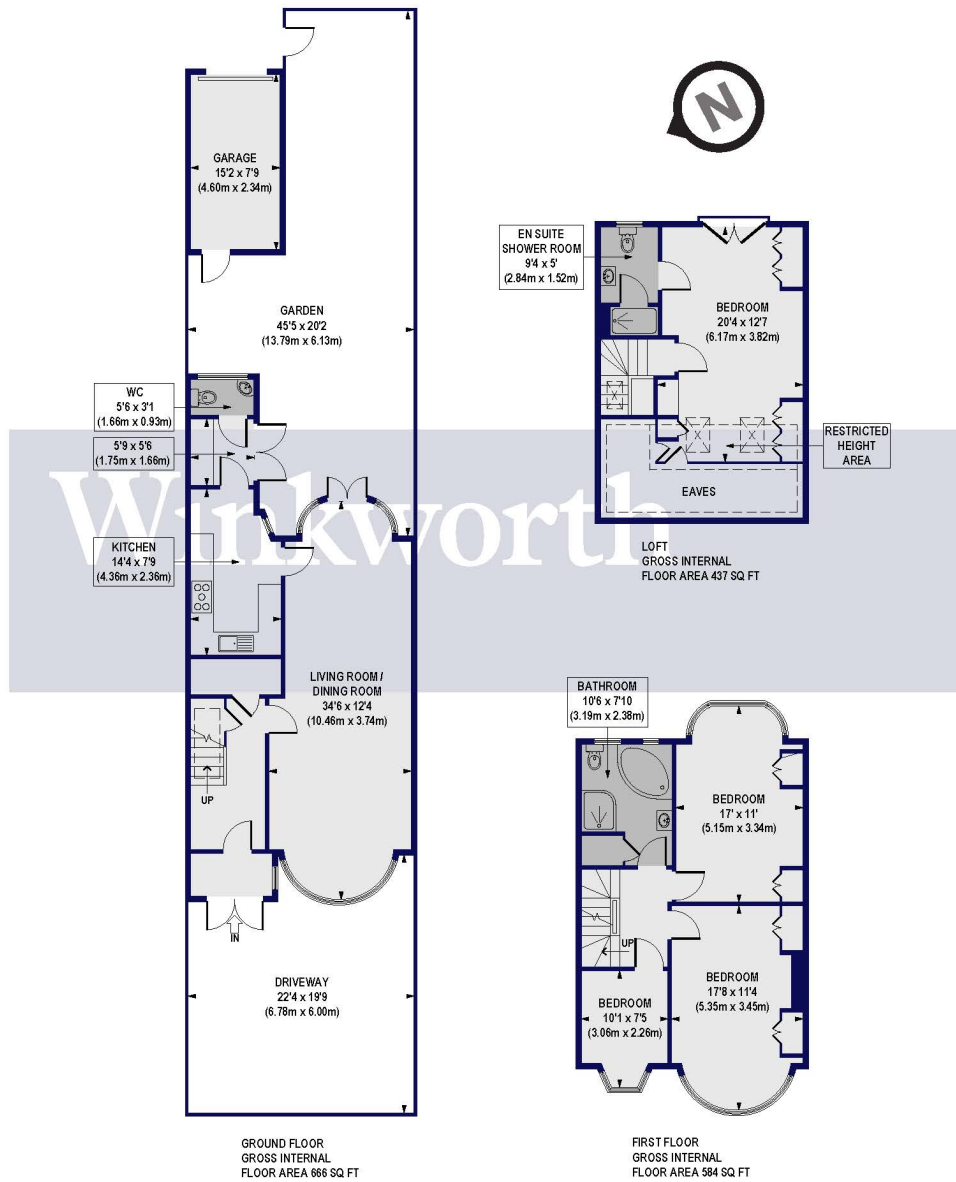
SUMMARY:

- Spacious Four Bedroom 1930s House with Accommodation Over Three Floors
- Sought-After Cul-De-Sac Location within Easy Reach of Hazelwood Primary School and Recreation Ground
- Impressive 34'6 long Living Room/Dining Room
- Fitted Kitchen
- Utility Room and WC
- Four Generously Proportioned Bedrooms
- Superb Loft Conversion with En-Suite and Juliet Balcony
- Large Bathroom with Five-Piece Suite
- Rear Garden Backing onto a Playing Field, Garage with Gated Vehicular Access and Driveway at the Front
- Good EPC Rating



Madeira Road, N13

Approx. Gross Internal Floor Area 1803 sq. ft / 167.49 sq. m (Including Restricted Height Area, Eaves & Garage)
 Approx. Gross Internal Floor Area 1547 sq. ft / 143.70 sq. m (Excluding Restricted Height Area, Eaves & 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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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