



Fox Lane, N13

£1,050,000 *Freehold*

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A substantial five-bedroom semi-detached house offering over 2,100 sq. ft. of accommodation, conveniently located for Palmers Green railway station, with direct services to Moorgate, and within easy reach of both Broomfield Park and Grovelands Park.

The property provides generous accommodation arranged over three floors, with high ceilings and attractive period features throughout much of the house. On the ground floor, a welcoming entrance hall leads to a large front reception room with a box bay window and feature fireplace. There is also a separate dining room, again with a feature fireplace, with a door opening directly onto the rear garden. At the rear is an 18'7" eat-in kitchen fitted with an extensive range of wall and base units, granite worktops and Travertine tiled flooring. Dual-aspect windows provide plenty of natural light, while a further door gives direct access to the garden. A guest WC completes the ground-floor accommodation.



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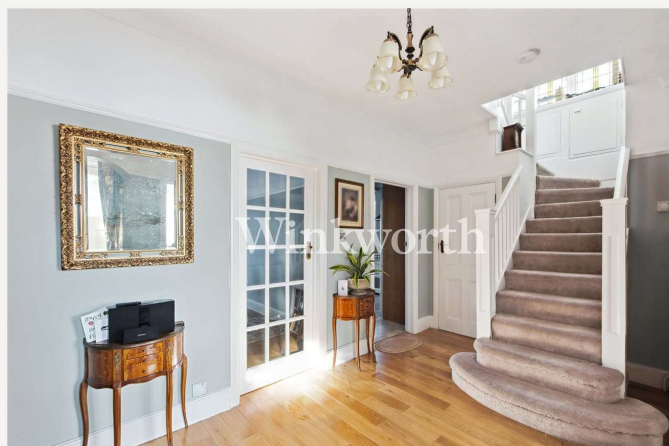
for every step...

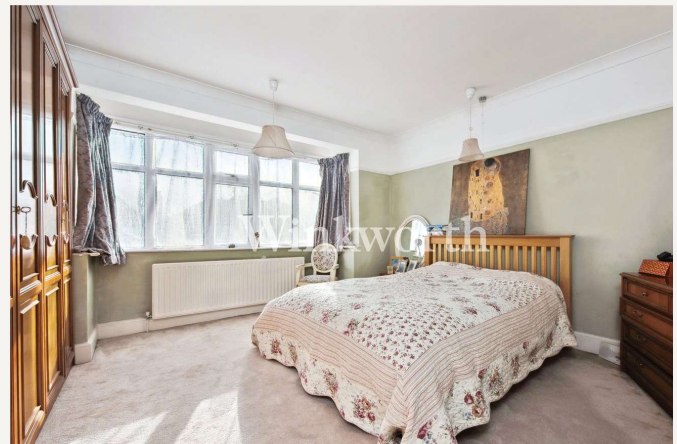


A spacious split-level landing on the first floor features a striking stained-glass window with useful built-in storage beneath. There are four bedrooms on this level, three of which are generously sized doubles, together with a family bathroom fitted with a five-piece suite. The loft has been converted to provide a particularly generous 21'9" fifth bedroom, currently arranged as an office and entertainment room. Bespoke fitted units provide useful storage at one end of the room, with additional storage within the eaves.

Outside, the mature rear garden extends to just under 57' in length and can also be accessed from the side of the house. To the front, a wide driveway provides off-street parking.

The seller has advised Winkworth that, since the marketing photographs were taken, triple-glazed windows have been installed in the front reception room, first-floor bedrooms and bathroom. The photographs therefore do not reflect these subsequent improvements.





MATERIAL INFO

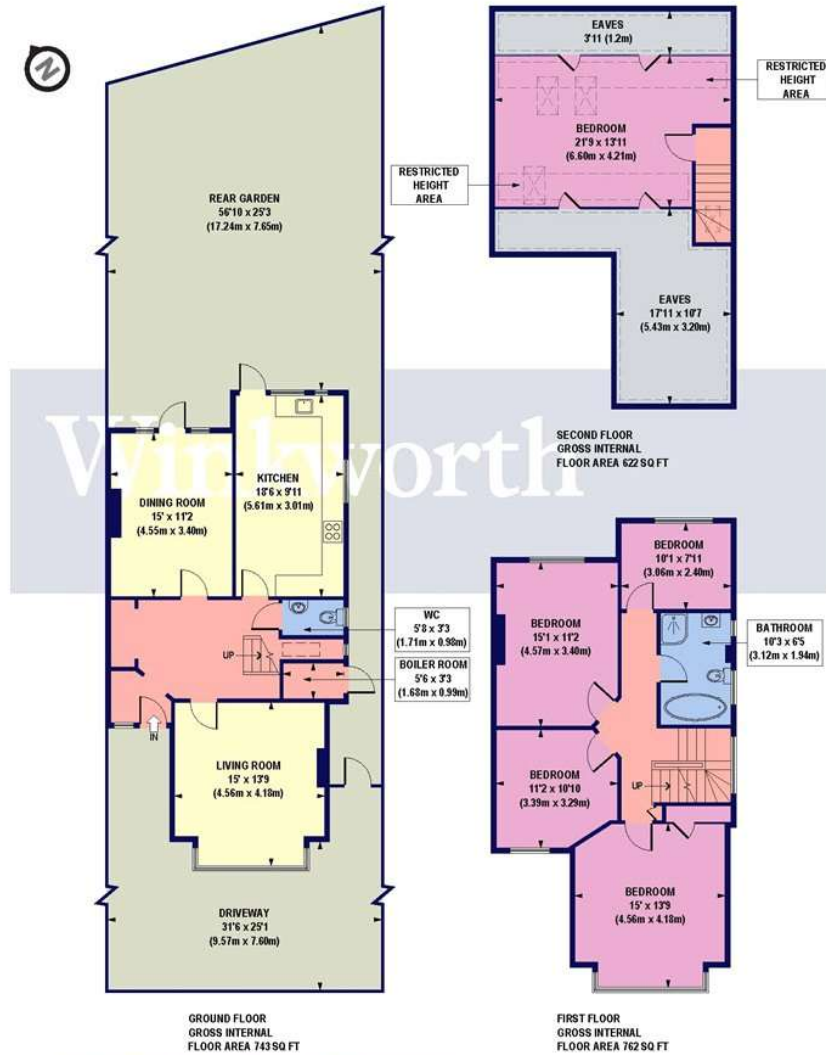
Tenure: Freehold

Council Tax: London Borough of Enfield - Band G

EPC rating: D

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Approx. Gross Internal Floor Area 2127 sq. ft / 197.65 sq. m (Including Restricted Height Area & 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



<https://www.winkworth.co.uk/sale/property/CLS140423>

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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