



## Fox Lane, N13

GUIDE PRICE £1,350,000-£1,375,000 *Freehold*

5  2  4 

An outstanding Edwardian residence located in the sought-after Lakes Conservation Area, within easy reach of Broomfield Park, Grovelands Park, Palmers Green Overground (with services to Moorgate), Southgate tube station (Piccadilly Line), and the historic Southgate Green. The property has been significantly updated and extended by the current owner, providing 2,655 Sq.ft of generously sized accommodation with high ceilings arranged over three floors. The home successfully blends beautiful character features with contemporary finishes. The ground floor features a wide entrance hall with tessellated tiled flooring. At the front of the house is a welcoming reception room with a wide bay window and a period fireplace. Cleverly separated from the hall via Crittall doors, the rear of the house showcases a stunning open-plan space incorporating a kitchen, dining area and lounge — the perfect setting for those who enjoy cooking and entertaining. The kitchen offers an extensive range of bespoke wall and base units with a granite worktop, integrated appliances and a large island breakfast bar. This impressive space is enhanced by Crittall windows and doors leading to the garden, as well as skylights that draw in copious natural light. Additional features include wooden flooring with underfloor heating, a useful utility room with side access, and a guest WC.



**Palmers Green**

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

**Winkworth**

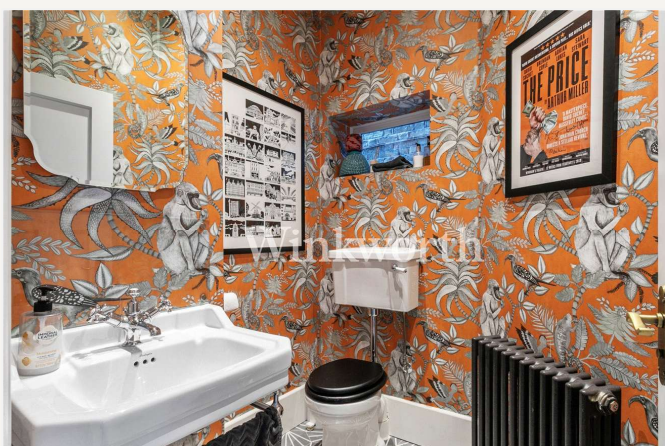
for every step...



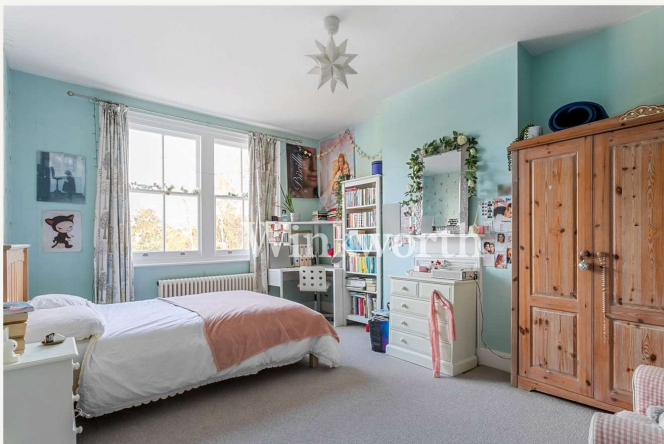


A spacious landing on the first floor leads to four well-proportioned bedrooms, one of which benefits from a cleverly concealed en-suite. There is also a beautiful family bathroom designed in keeping with the character of the house, complete with brass fixtures and a freestanding roll-top bath. On the second floor is the impressive principal bedroom, featuring double doors opening onto a Juliet balcony. There is also an en-suite bathroom and eaves storage. Given the scale of the space, the room could potentially be reconfigured or divided to create two rooms, subject to requirements.

Outside, the property enjoys a mature rear garden extending to just under 76 ft, with a wide patio off the kitchen and another at the rear—ideal for catching the sun throughout the day, along with a summerhouse. At the front of the property, there is a well-maintained garden and a driveway. We highly recommend a viewing to fully appreciate the scale and standard of accommodation offered by this wonderful home.







## MATERIAL INFO

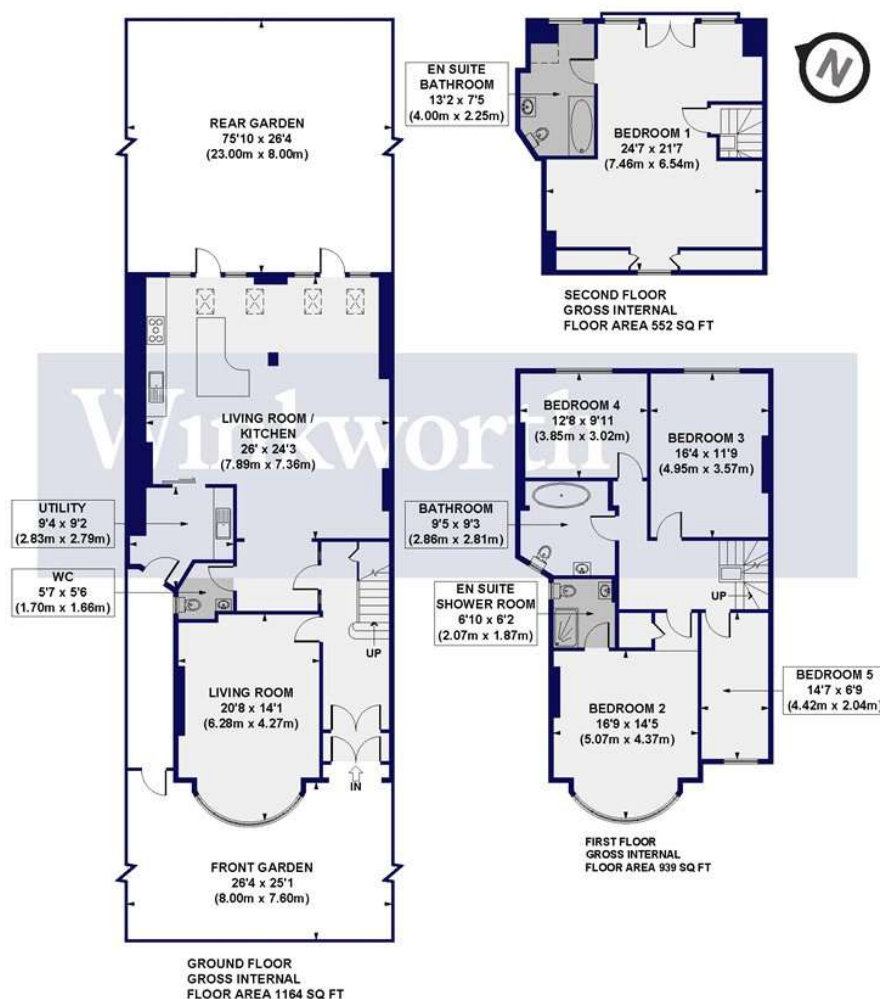
**Tenure:** Freehold

**Council Tax:** London Borough of Enfield - Band: G

**EPC rating:** D

# Fox Lane, N13

Approx. Gross Internal Floor Area 2655 sq. ft / 246.65 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/PGN250309>

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.

**Palmers Green**

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

**Winkworth**

for every step...

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.