



THE GROVE, N13
£850,000 FREEHOLD

A FIVE-BEDROOM FAMILY WITH JUST OVER 2,000 SQ.FT OF IMPRESSIVE FLOOR AREA SITUATED IN THE HEART OF PALMERS GREEN.

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DESCRIPTION:

A superb five-bedroom Edwardian house boasting 2,034 sq. ft. of floor area, enviably located in the heart of Palmers Green, within easy reach of the mainline station (to Moorgate), the popular Hazelwood Primary School, Broomfield Park, and excellent shopping amenities.

The ground floor features a welcoming entrance hall with tessellated tiled flooring. An adjoining 34'2 long reception room and dining room enjoy beautiful high-corniced ceilings and fireplaces. The reception room also benefits from a large round bay window. At the rear, a substantial extension showcases an impressive 24'1x20'6 eat-in kitchen, creating the perfect space for dining and entertaining. The kitchen is equipped with an extensive range of modern gloss white units with integrated appliances and a Quartz worktop, while two skylights draw in copious natural light. There is also a door leading to a shower room and utility area, while bifold doors provide access to the garden. On the first floor are three well-proportioned bedrooms - one of which has a bespoke fitted wardrobe. There is also a family bathroom and a separate WC. The loft has been skilfully converted into two further bedrooms and a second bathroom.

Outside, the property boasts a well-maintained westerly aspect rear garden extending just over 65 feet long, with a block-paved driveway at the front.

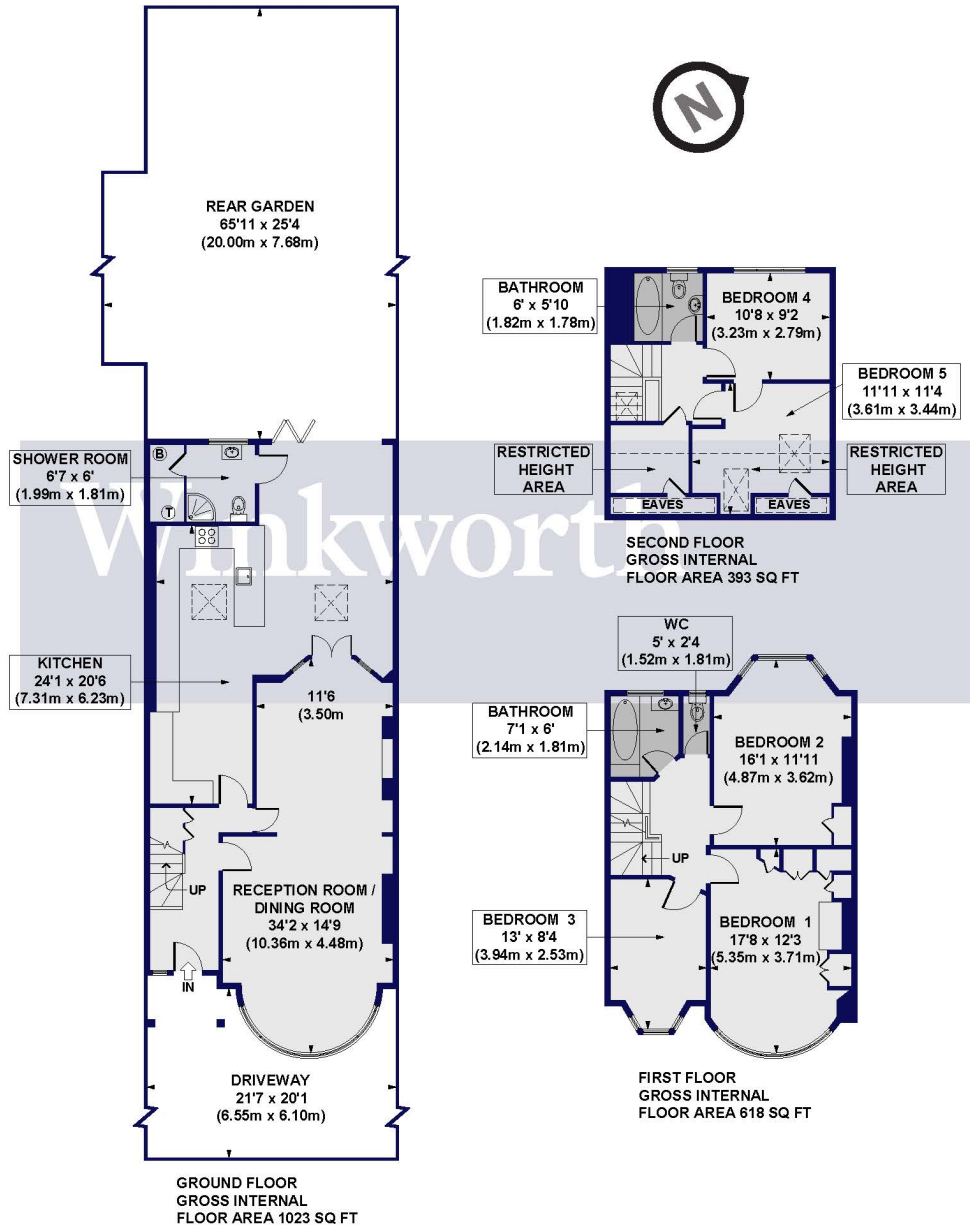
Viewing is advised to fully appreciate the character and space offered by this property.

Council Tax: London Borough of Enfield - Band E



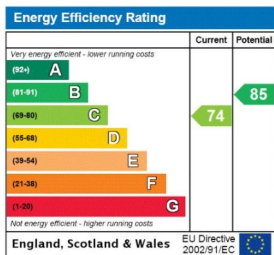
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Approx. Gross Internal Floor Area 2034 sq. ft / 189.02 sq. m (Including Restricted Height Area)



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.



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