



**DAWLISH AVENUE, N13**  
**OFFERS OVER £800,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED FAMILY HOME  
IN A DESIRABLE LOCATION.**

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



**for every step...**

*[winkworth.co.uk](http://winkworth.co.uk)*





## DESCRIPTION:

A lovely 1930s end of terrace house with light and spacious accommodation, situated on a sought-after tree-lined road, within easy reach of Arnos Grove tube (Piccadilly line), Palmers Green mainline BR station (to Moorgate), and a number of superb open spaces including Arnos Park and Broomfield Park.

The ground floor benefits from a spacious living room with a bay window and wide plank wood-effect flooring, as well as a separate dining room with ample space to dine and entertain. Both rooms feature beautiful character fireplaces, adding to the property's charm. The contemporary kitchen benefits from a granite worktop and a range of integrated appliances. The first floor provides three well-proportioned bedrooms, a fully tiled family bathroom, and a separate WC. The loft has been converted into a superb 19'1x14'3 fourth bedroom with ample eaves storage and a shower room serving the second floor.

Moving outside, the well-maintained rear garden extends an impressive 144' in length, complete with two well-positioned patios and a garage. At the front of the house is a driveway suitable for two vehicles.

Council Tax: London Borough of Enfield - Band E

## SUMMARY:

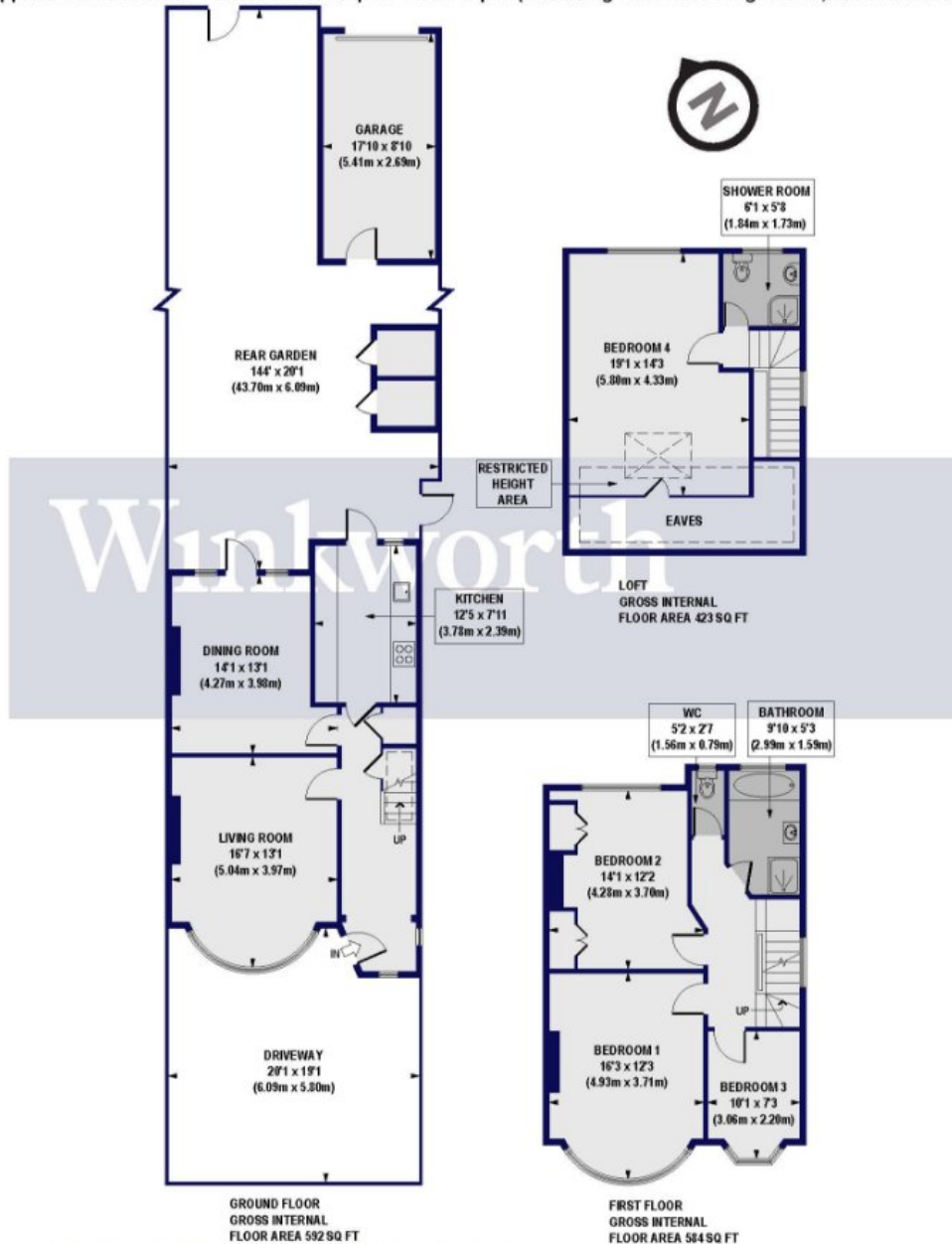
- 1930s End-of-Terrace House in a Sought-After Location
- Easy Reach of Arnos Grove Tube (Piccadilly line) and Palmers Green BR station (to Moorgate) and Local Parks
- Light and Spacious Accommodation Arranged Over Three Floors
- Living Room and Separate Dining Room
- Contemporary Fitted Kitchen
- Four Well-Proportioned Bedrooms
- Family Bathroom and Additional Shower Room
- Impressive 144' Long Rear Garden
- Driveway





## Dawlish Avenue, N13

Approx. Gross Internal Floor Area 1756 sq. ft / 163.10 sq. m (Including Restricted Height Area, Eaves & Garage)  
 Approx. Gross Internal Floor Area 1479 sq. ft / 137.37 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)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-58)	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.