



HAMILTON CRESCENT, N13
GUIDE PRICE £775,000-£800,000 FREEHOLD

A STUNNING END-OF-TERRACE FAMILY HOME BACKING ONTO THE NEW RIVER, CLOSE TO HAZELWOOD PRIMARY SCHOOL, PALMERS GREEN OVERGROUND, AND OPEN SPACES.

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DESCRIPTION:

A beautiful end-of-terrace family home located just a short stroll from the sought-after Hazelwood Primary School, Palmers Green overground (with direct trains to Moorgate), and the open green spaces of Broomfield Park and Hazelwood Recreation Ground.

Lovingly refurbished and extended by the current owners, this home combines character with contemporary design, creating a light-filled, inviting interior finished throughout with Farrow & Ball tones and clever design touches.

The spacious entrance hall features tiled flooring, setting a welcoming first impression. To the front, the elegant reception room boasts a wide bay window, original stripped wood floors, high corniced ceilings, and a cosy wood burner.

A spectacular open-plan kitchen/dining space, cleverly revealed via a sliding frosted-glass door is the heart of this lovely home. Crittall-style doors open onto the garden, large skylights flood the room with natural light, and an exposed iron beam adds an industrial-chic twist. The space is perfect for both an informal family area and entertaining guests. The kitchen is a cook's dream featuring generous storage and counter space featuring a centre island/breakfast bar, integrated appliances, a Butler-style sink with boiling water tap, and luxurious Quartz worktops. Amtico parquet flooring with wet underfloor heating completes the sense of comfort and quality.

Stepping back into the hall, you find a useful utility room and a stylish guest WC. Upstairs, a spacious landing guides to three well-proportioned bedrooms and a beautifully designed bathroom featuring a freestanding roll-top bath and distinctive Bert & May tiling. Each of the bedrooms benefit from fitted window shutters.

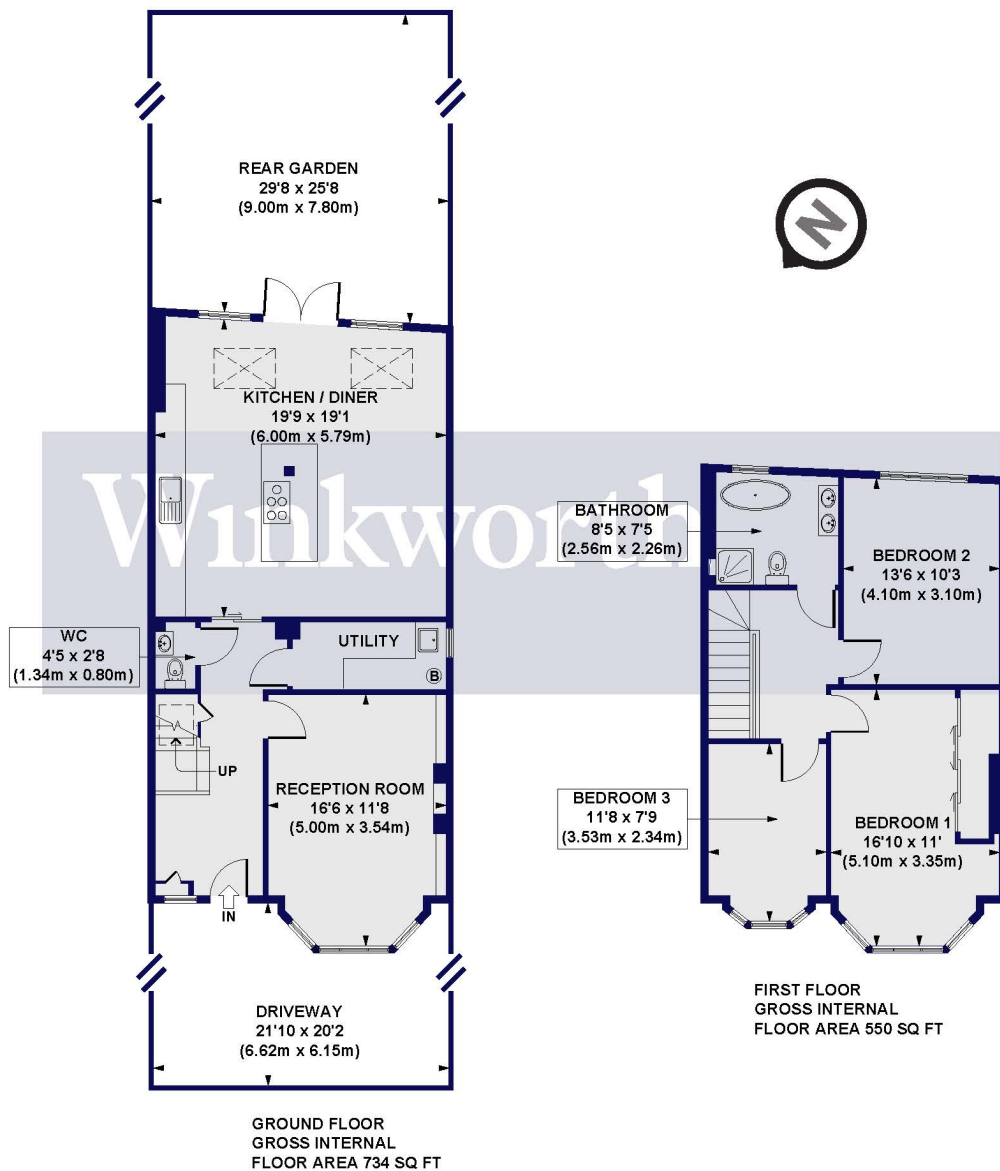
Outside, the rear garden offers a peaceful retreat, backing onto the New River. There are two contemporary tiled patios - one with a pergola, ideal for the long summer months. To the front, a driveway provides convenient off-street parking.

Note: that the alleyway along the side of the house, extending to the end of the garden, has been incorporated into the garden by the current owners but does not form part of the property title and is not included in the sale.



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Approx. Gross Internal Floor Area 1284 sq. ft / 119.28 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: London Borough of Enfield – Band E

All figures that are shown were correct at the time of listing.

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