



**DERWENT ROAD, N13**  
**£1,100,000 FREEHOLD**

**AN IMPRESSIVE EDWARDIAN HOUSE IN A DESIRABLE LOCATION,  
SUCCESSFULLY BLENDING CHARACTER FEATURES WITH MODERN  
FINISHING TOUCHES.**

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## DESCRIPTION:

An elegant semi-detached Edwardian residence situated within the desirable 'Lakes' conservation area, offering easy access to Palmers Green mainline BR station to Moorgate, Broomfield and Grovelands Parks, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

The property is filled with original features including stained-glass windows, high ceilings, cast iron fireplaces, and ornate over door pediments.

On the ground floor is an impressive entrance hall entered through internal French doors. On the immediate left is one of two grand reception rooms of similar proportion, both with beautiful, corniced ceilings. The front reception room enjoys a large round bay window, a beautiful cast iron fireplace, and stripped wood flooring. The second reception room is located at the rear of the house and benefits from stained glass windows on the side aspect and a bay with a door providing access to the garden.

A centrally located kitchen/dining room, measuring 19'11 in length, has been extended to one side and showcases modern two-tone units with an extensive range of high-end integrated appliances, a granite worktop, and tiled underfloor heating. The room has been thoughtfully designed to maximise natural light via side windows and electronic roof lights. You will also find a shower room located off the entrance hall. A long landing on the first floor guides to four bedrooms - three of which are generously sized doubles, plus a modern family bathroom. Both the bathroom and the ground floor shower room benefit from tiled underfloor heating. There is also a useful study adjacent to the front bedroom.

Moving outside, the property enjoys a well-stocked and beautifully maintained rear garden, offering a serene and tranquil retreat, while the front of the house benefits from a hardstanding.

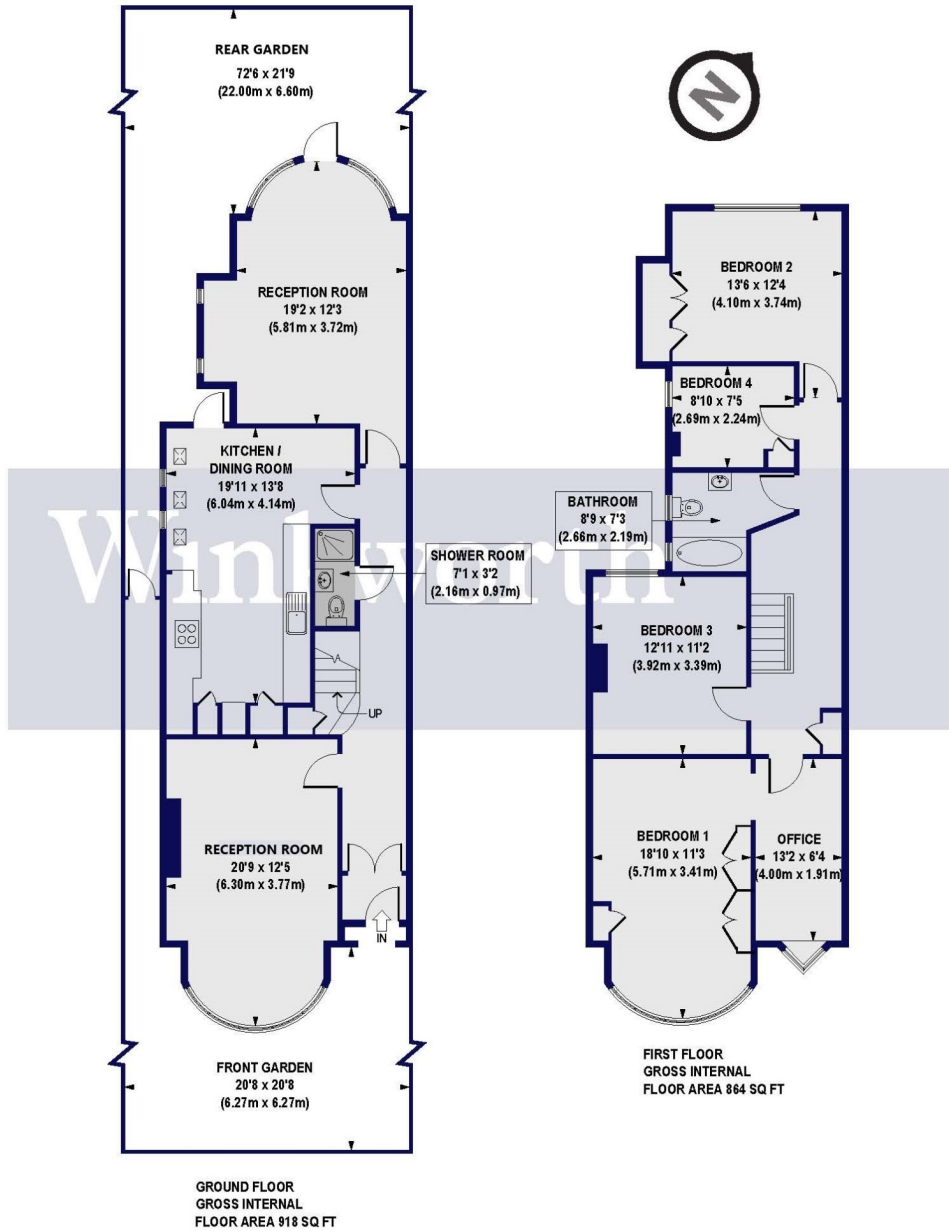
Council Tax: London Borough of Enfield - Band F





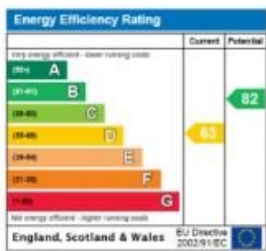
# Derwent Road, N13

Approx. Gross Internal Floor Area 1782 sq. ft / 165.58 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.



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