



**KINGSLEY ROAD, N13**  
**OFFERS OVER £825,000 FREEHOLD**

**AN IMPECCABLE FOUR BEDROOM FAMILY HOME  
 BOASTING 1916 SQ.FT OF LIVING ACCOMMODATION  
 ARRANGED OVER THREE FLOORS.**

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

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## DESCRIPTION:

A beautifully presented, four bedroom Edwardian house enviably located within catchment for Hazelwood Primary School and St, Monica's Primary school (by proximity to St. Monica's church). You will also find a number of open spaces within easy reach including Broomfield Park and Hazelwood Recreation Ground, as well as Palmers Green BR station just over half a mile away.

The property boasts just over 1900 Sq.ft of stylish living accommodation arranged over three floors. At the front of the house is a generously sized reception room with a bay window, bespoke shelving and storage built into the alcoves. Moving to the centre of the house, you will find an impressive open-plan space incorporating a dining room and a kitchen. A rear extension provides a lounge with bi-folding doors leading out to the rear garden, perfect for relaxing and entertaining, both inside and alfresco. A utility area and a separate WC are conveniently tucked away at the end of the kitchen. The ground floor also features a spacious entrance hall complete with a monks bench. A wide landing on the first floor guides into three well-proportioned bedrooms and a modern family bathroom that has been finished to a high standard. The loft has been converted into a fabulous 28'8x15'8 master bedroom cleverly designed to maximise height and floor area, whilst retaining plenty of eaves storage. This indulgent room also features wide bi-folding doors opening onto a Juliet balcony, plus a luxury en-suite shower room. Externally the property enjoys a well-maintained rear garden extending 47' in length with a decking area and a patio.

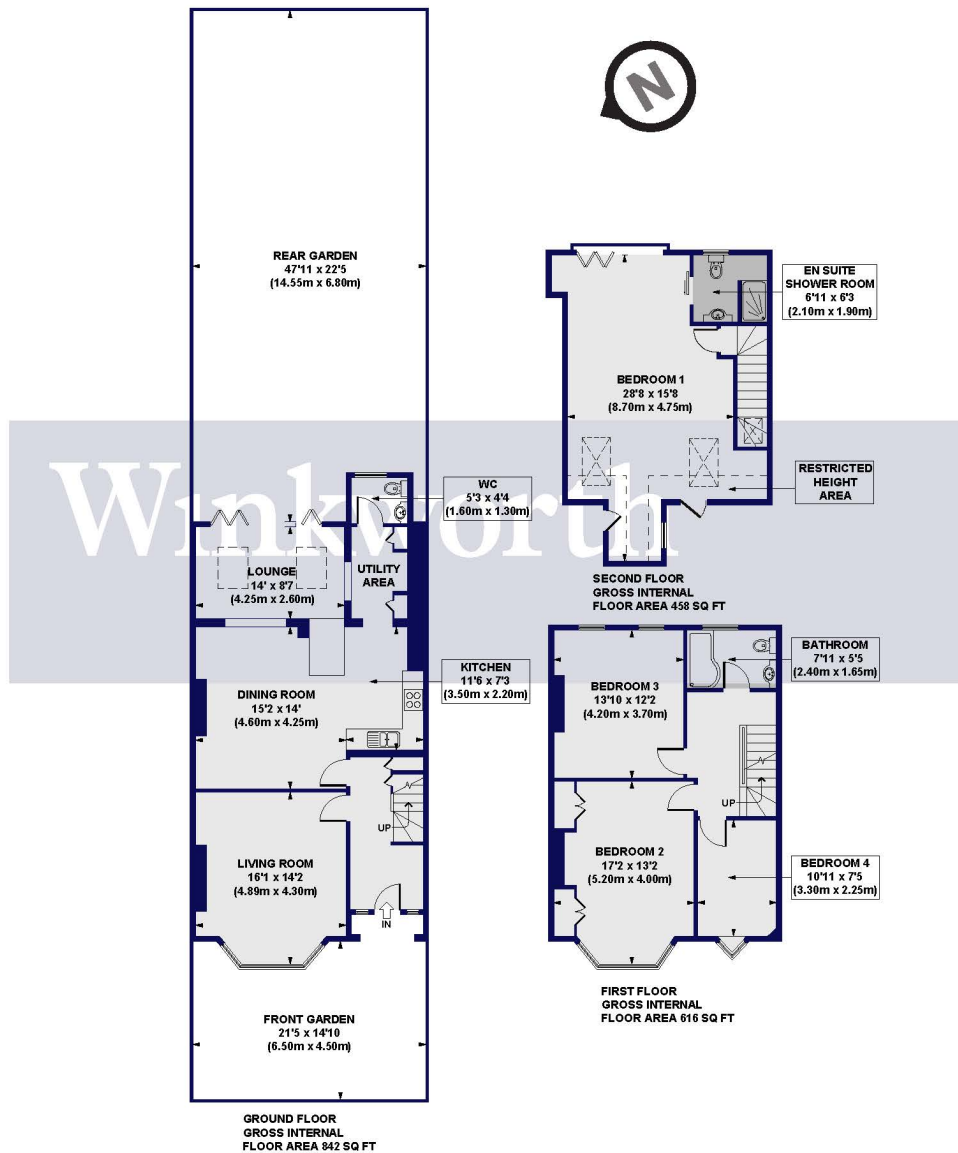






## Kingsley Road, N13

Approx. Gross Internal Floor Area 1916 sq. ft / 178.00 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  | 63                      |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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