

SELBORNE ROAD, N14
£1,250,000 FREEHOLD

**A STUNNING EDWARDIAN HOME PROVIDING JUST
OVER 2000 SQ.FT OF WELL-APPOINTED LIVING
ACCOMMODATION.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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An elegant four bedroom Edwardian residence situated on a highly sought-after road, close to the historic Southgate Green and local parks, as well as easy access to Southgate tube (Piccadilly line) and Palmers Green mainline BR station to Moorgate.

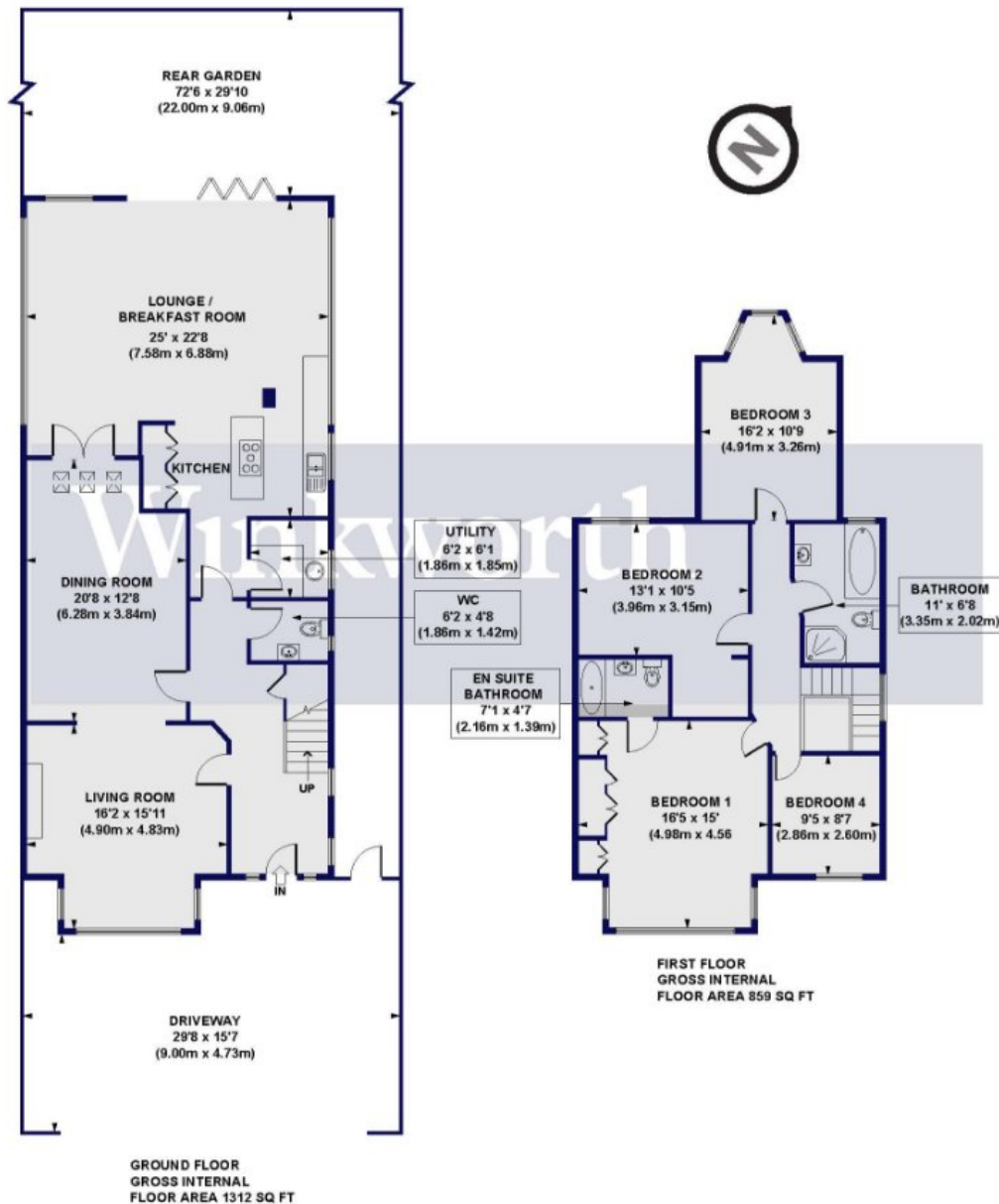
The property has provides 2171 Sq.ft of impressive accommodation successfully blending beautiful character features with modern finishing touches. The ground floor boasts a grand entrance hall with intricate fretwork, leaded light windows and exposed wood stairs leading to the first floor. Original solid wood doors on the left guide into an impressive living room and an interlinking dining room, each with beautiful, corniced ceilings and centre roses. The living room enjoys large sash windows at the front of the house and a modern gas fire, whilst the dining room has extensive bespoke shelving with storage below. The heart of this lovely home is at the rear which has been skilfully extended to provide a superb, open-plan lounge/breakfast room and kitchen with contemporary units, fitted appliances and underfloor heating. Bi-fold doors open out onto a hard-decked terrace area, ideal for entertaining inside and al fresco. The extension spans the full width of the house and benefits from roof lights on two sides which provide ample natural light into the space. Just off the kitchen is a utility room and a guest WC at the end of the hall. On the first floor are four spacious bedrooms, of which three are double in size. The principal bedroom benefits from a fitted wardrobe and a luxury en-suite, whilst bedroom two has a walk-in wardrobe. There is also a large family bathroom on this level with a modern four-piece suite. Externally the property enjoys a well-stocked rear garden extending just over 72' in length, whilst at the front is a wide block-paved driveway with parking for up to two vehicles.





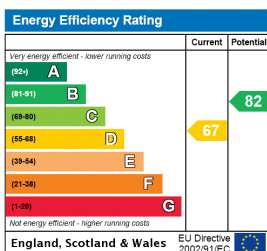
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Approx. Gross Internal Floor Area 2171 sq. ft / 201.70 sq. m



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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