



FOX LANE, N13  
**£625,000 FREEHOLD**

**CHARMING EDWARDIAN MAISONETTE WITH PRIVATE GARDEN, PERIOD FEATURES AND THE ENTIRE FREEHOLD.**

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

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## DESCRIPTION:

A beautiful Edwardian maisonette in a desirable location in the heart of Palmers Green, benefitting from the entire freehold, a south-facing garden, and sole use of the front garden and driveway.

The property offers 1,000 sq. ft. of well-appointed accommodation, with an array of lovely character features including high ceilings, stained glass windows and high skirting boards. A striking tessellated tiled entrance hall almost spans the length of the home. At the front is a superb reception room with a large bay with sash windows, along with an additional side window fitted with shutters, drawing in copious natural light. The room also enjoys stripped wood flooring and a wood-burning fireplace, adding warmth and character.

Centrally positioned, the eat-in kitchen has a charming rustic feel, complete with a Butler-style sink and space for a double cooker. There is also a door providing access to the rear garden. The bathroom is in keeping with the period style of this home, fitted with a classic roll-top clawfoot bath. There are two generously sized double bedrooms, one of which benefits from an en-suite shower room.

The enchanting garden is a peaceful retreat filled with beautifully scented roses, magnolia, and Jasmin, perfect for entertaining and enjoying warm summer days. A covered patio provides a sheltered spot for al fresco dining or relaxing with a book, while convenient side access adds practicality. You will also find a charming summerhouse - ideal as a home office, creative studio, or tranquil escape. This delightful outdoor space offers a rare blend of beauty, versatility, and privacy - a true highlight of the property.

We highly recommend a viewing to fully appreciate the character and space this wonderful property offers.

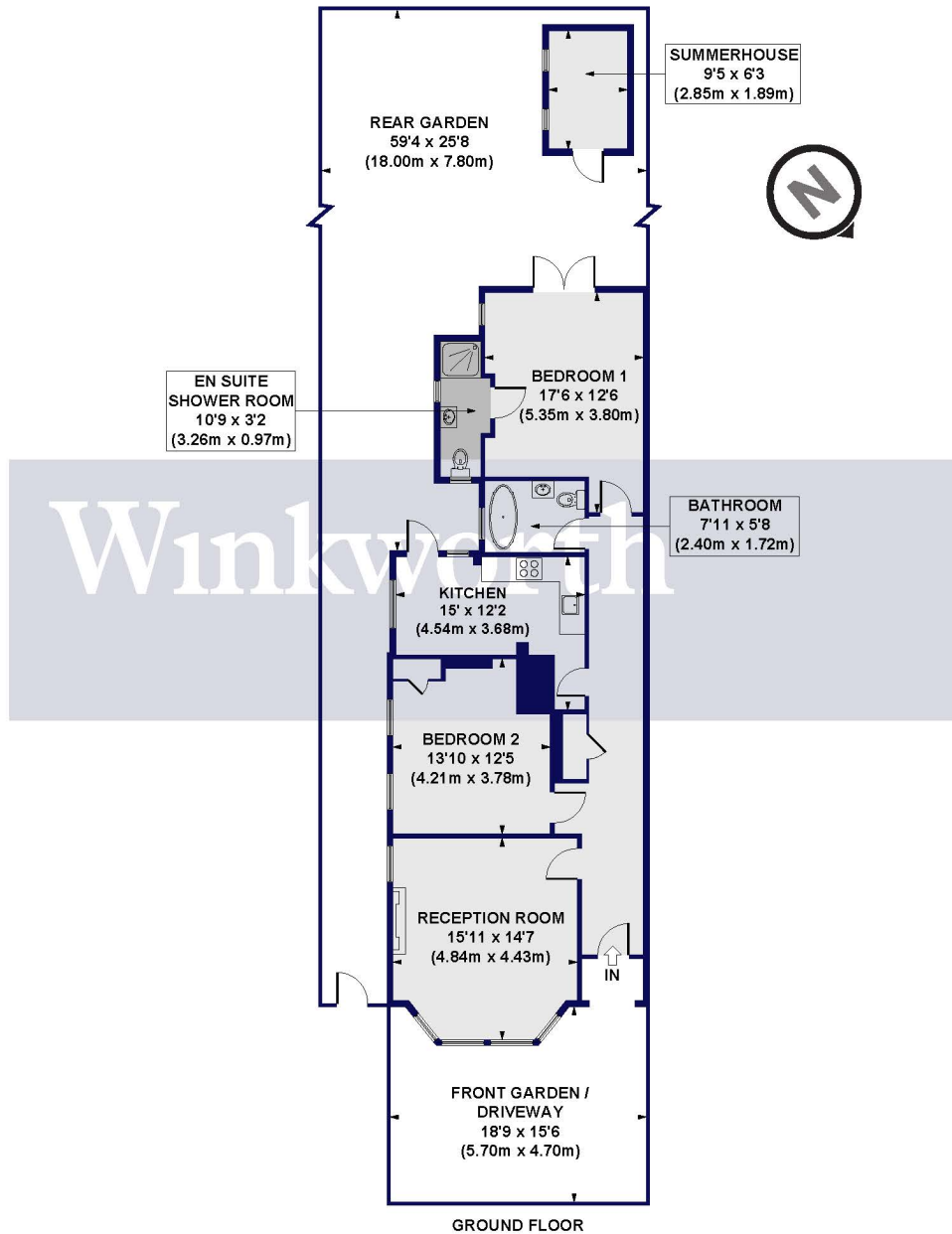






## Fox Lane, N13

Approx. Gross Internal Floor Area 1000 sq. ft / 92.93 sq. m



GROUND FLOOR

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	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax: London Borough of Enfield – Band D

All information shown were correct at the time of printing.

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