



LYNBRIDGE GARDENS, N13
OFFERS OVER £750,000 FREEHOLD

**AN ATTRACTIVE FOUR BEDROOM FAMILY HOME
PROVIDING SPACIOUS ACCOMMODATION ARRANGED
OVER THREE FLOORS.**

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

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A stunning four bedroom semi-detached house situated on a tree-lined cul-de-sac within easy reach of Hazelwood Primary school, Palmers Green BR station, and a short stroll to the popular Hazelwood recreation ground. The property has been much improved by the current owner to provide just over 1600 Sq.ft of generously proportioned accommodation arranged over three floors. The ground floor features an impressive reception room interlinking with a dining room. Both rooms are spacious and benefit from high ceilings and an abundance of natural light. At the rear of the house is a stunning eat-in kitchen with a range of contemporary units and a breakfast bar with a block-wood worktop. Bifold doors open to provide access onto a large patio with porcelain tiles matching with the kitchen flooring. The ground floor also benefits from a useful shower and utility room located at the end of the entrance hall. Moving upstairs, you will find three bedrooms on the first floor, plus a modern family bathroom. The loft has been converted into a superb principal bedroom with plenty of eaves storage. Directly off the bedroom is a study and an elegant bathroom, complete with a freestanding roll-top bath. The upper floors also enjoy lovely views over the New River.

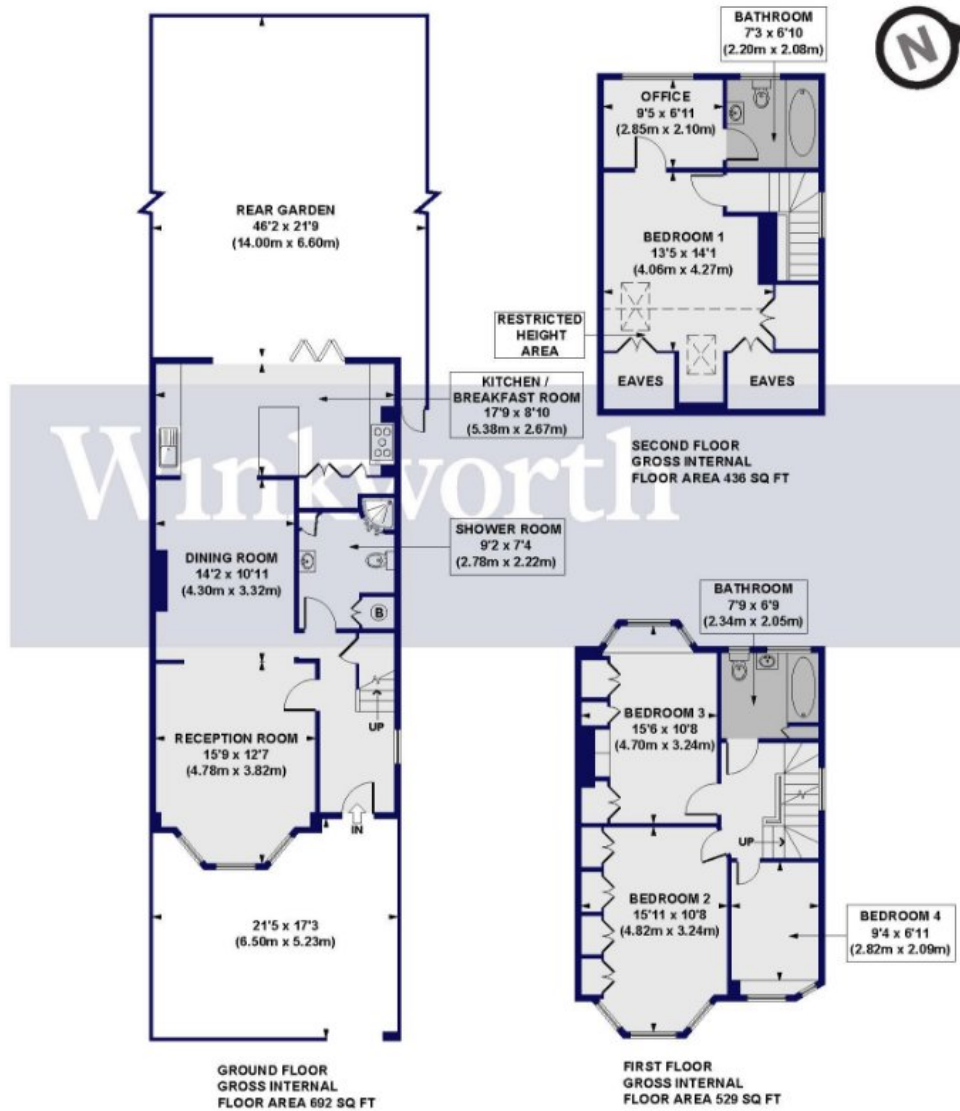
- Semi-Detached 1920s House Backing onto the New River
- Located Close to Hazelwood Primary School and Recreation Ground
- Just Over Half a Mile to Palmers Green BR Station
- Loft Conversion and Ground Floor Extension
- Stunning Kitchen/Breakfast Room
- Four Bedrooms
- Spacious Reception Room and Dining Room
- Two Bathrooms and Ground Floor Shower and Utility Room
- Westerly Aspect Rear Garden





Lynbridge Gardens, N13

Approx. Gross Internal Floor Area 1657 sq. ft / 153.95 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1516 sq. ft / 140.85 sq. m (Excluding Restricted Height Area & Eaves)



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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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