



FOX LANE, N13
£1,395,000 FREEHOLD

**A CHARMING FAMILY HOME IN A DESIRABLE LOCATION
BOASTING SPACIOUS AND CHARACTER-FILLED
ACCOMMODATION.**

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DESCRIPTION:

An impressive character-filled semi-detached residence, complete with a separate studio and a substantial rear garden, nestled in a desirable location with easy access to Grovelands Park and located just under a mile away from Southgate tube (Piccadilly line) and Palmers Green BR station (to Moorgate).

Stepping inside, you will find a wonderful property featuring a grand entrance hall with beautiful tessellated tiled flooring, a cast iron fireplace, and a wooden staircase leading up to the first floor. Two equally spacious reception rooms grace both ends of the house, boasting high ceilings and lovely oak wood flooring. Notably, one of the rooms features panel walls, retaining a rare, embossed frieze and ceiling, further enhancing the character of the house.

At the rear of the house, a superb open-plan space showcases a stunning kitchen/dining room and living room. The kitchen boasts modern wall and base units, complemented by a granite worktop and a breakfast bar. In the dining area is an original dresser, while the lower sections of the walls are adorned with original tiles. Conveniently, a door between the kitchen and dining room leads to a WC, and another door provides access to a courtyard and outbuilding. Spanning the rear is a light and airy living room with bi-folding doors, tall windows, underfloor heating, and an electronic skylight, ensuring a flood of natural light. This space is perfect for dining, relaxation, and entertaining guests, both indoors and al fresco.

Moving upstairs, a wide split-level landing guides into four spacious bedrooms, including a fabulous 20'1"x14'8" principal bedroom. There is also a family bathroom with original wall and floor tiles, along with a separate WC.

Outside, the expansive rear garden stretches an impressive 112' in length, with a well-maintained lawn, fruit trees, and fragrant shrubs. The outbuilding, previously a double garage, has been renovated and tastefully designed to offer flexible use. Moreover, it boasts a courtyard separated from the rear garden and is accessible via a private pedestrian entrance at the front of the property. Please note that the outbuilding is not deemed as a separate dwelling.

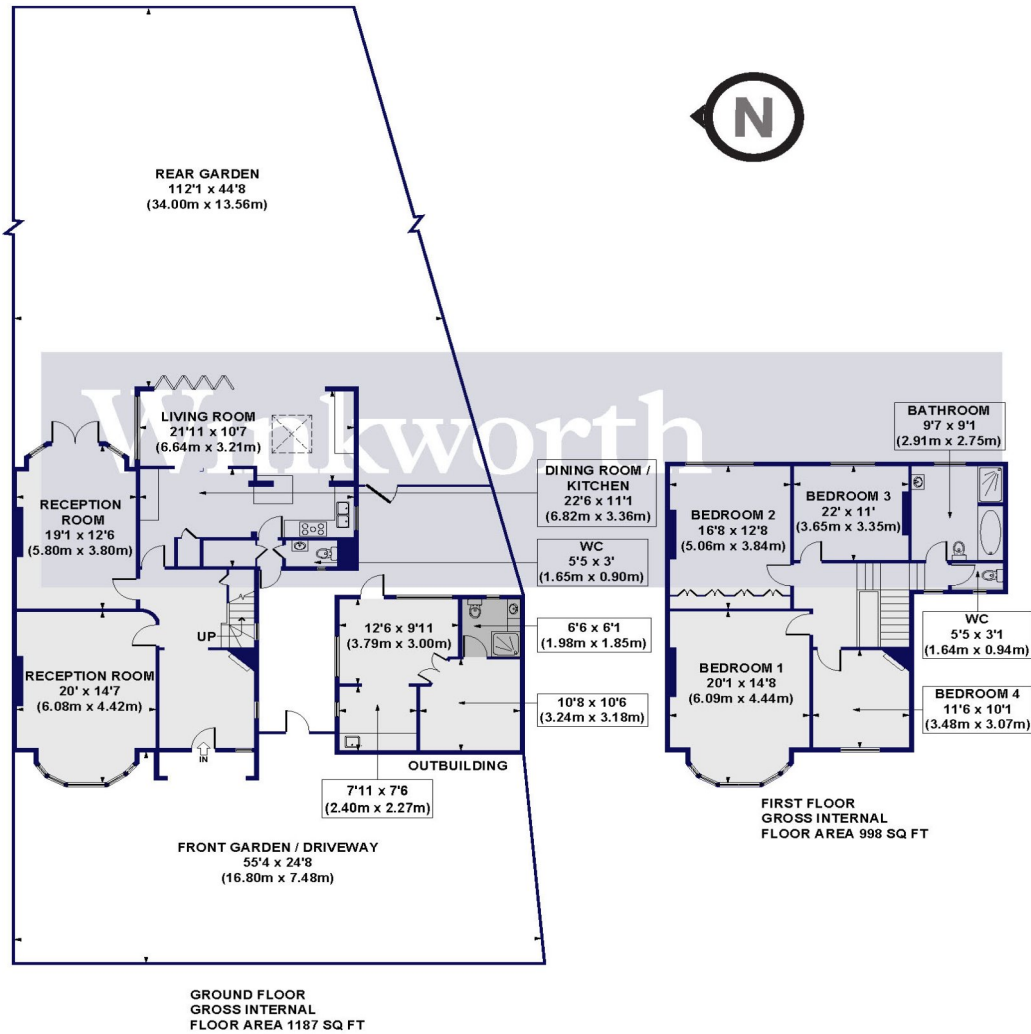
This property must be seen in person to be truly appreciated, offering a blend of character, style, and practicality that is bound to captivate discerning buyers.

Council Tax: London Borough of Enfield - Band G



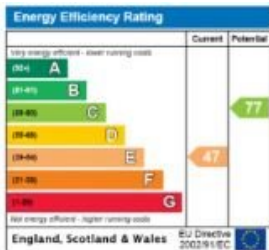
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Approx. Gross Internal Floor Area 2516 sq. ft / 233.73 sq. m (Including Outbuilding)
 Approx. Gross Internal Floor Area 2184 sq. ft / 202.91 sq. m (Excluding Outbuilding)



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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