



CRANLEY GARDENS, N13
OFFERS IN EXCESS OF £1,300,000 FREEHOLD

A RARELY AVAILABLE DOUBLE-FRONTED EDWARDIAN HOME WITH JUST UNDER 3000 SQ.FT OF CHARACTER-FILLED ACCOMMODATION ARRANGED OVER THREE FLOORS. LOCATED WITHIN EASY REACH OF PUBLIC TRANSPORT LINKS AND PARKS.

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DESCRIPTION:

A characterful and imposing semi-detached 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 provides 1734 Sq.ft of impressive accommodation successfully blending beautiful character features with modern finishing touches.

Stained glass double doors open into a grand entrance hall with striking tessellated tiled flooring and leaded light windows to the side. To the immediate left of the entrance hall is an impressive reception room/dining room with a deep box bay with sash windows and bespoke units built into the alcoves. A generously sized second reception room offers a great space to relax and entertain, whilst French doors with fitted shutters open onto the patio. Both rooms have lovely, corniced ceilings with centre roses, picture rails, dado rails, focal point fireplaces and wide plank wooden flooring. There is also a morning room with a door providing additional access to the rear garden. An opening leads into a contemporary fitted kitchen with a granite worktop, spaces for a double oven and fridge, and a picture window overlooking the rear garden. A spacious landing on the first floor guides into four bedrooms, of which three are double in size - the principal bedroom benefits from a walk-in wardrobe and an en-suite. There is also an elegant family bathroom on this level with a four-piece suite, including a freestanding roll-top bath and a wide walk-in shower.

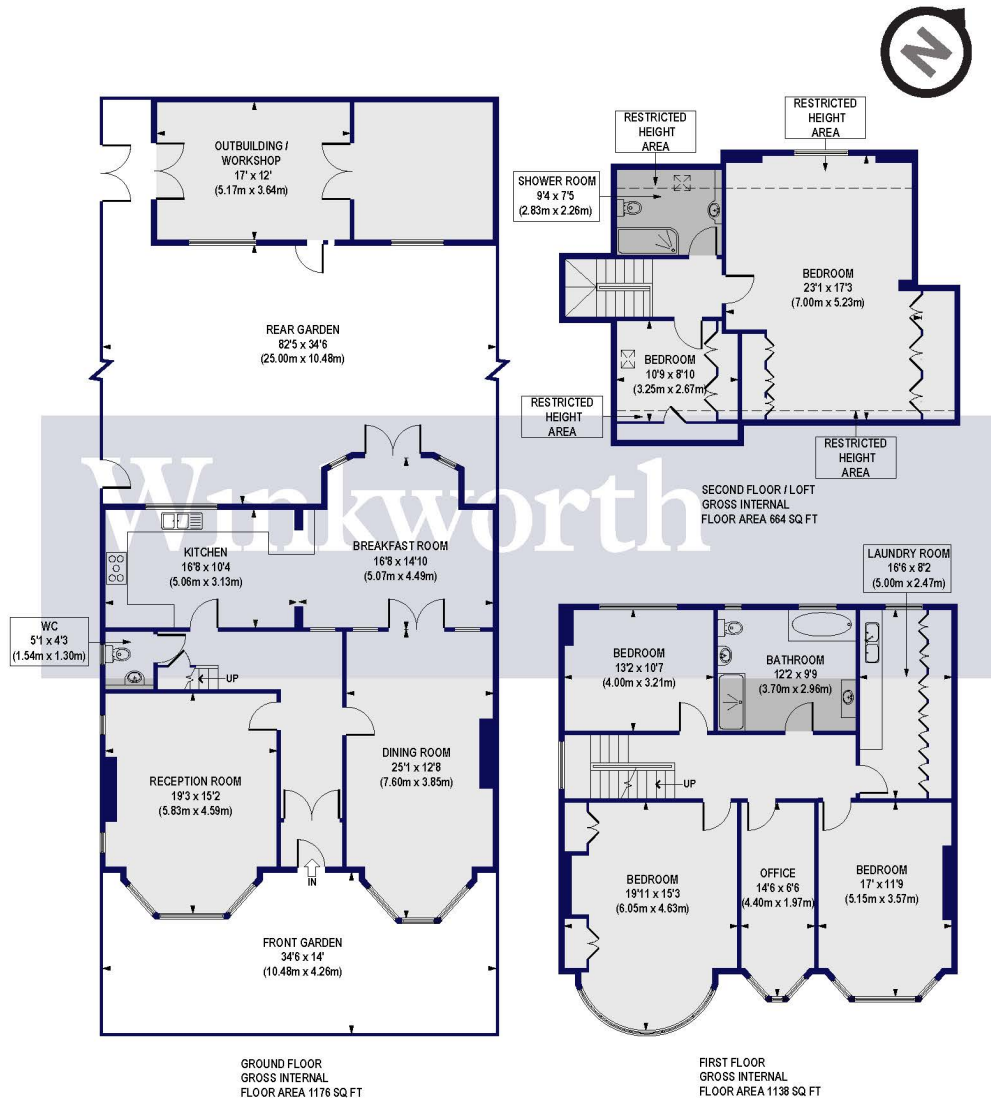
Externally the property enjoys an idyllic, landscaped rear garden extending just under 95' in length. You will find a mature plant and shrub border affording some privacy, two patios at each end, a pond, and a pergola - perfect for chilling out during the summer months. At the front of the house is a wide block-paved driveway with parking for up to two vehicles. Offered for sale with no onward chain.

Council Tax: London Borough of Enfield – Band G



Cranley Gardens, N13

Approx. Gross Internal Floor Area 3331 sq. ft / 309.42 sq. m (Including Restricted Height Area, Out Building & Workshop)
 Approx. Gross Internal Floor Area 2877 sq. ft / 267.32 sq. m (Excluding Restricted Height Area, Out Building & Workshop)



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	81
(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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