



## Hawthorn Avenue, N13

£775,000 *Freehold*



A charming, character-filled end-of-terrace house on a sought-after, tree-lined road, just half a mile from Palmers Green overground (to Moorgate via Finsbury Park) and within easy reach of Bounds Green tube (Piccadilly line), and close to the popular Broomfield and Arnos Parks, making it ideal for families.

The property offers just under 1,300 sq.ft of light and spacious accommodation, featuring a wealth of period details including high ceilings, beautiful stained-glass windows, fireplaces, a tessellated tiled entrance hall, and striped wood doors and flooring.



**Palmers Green**

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

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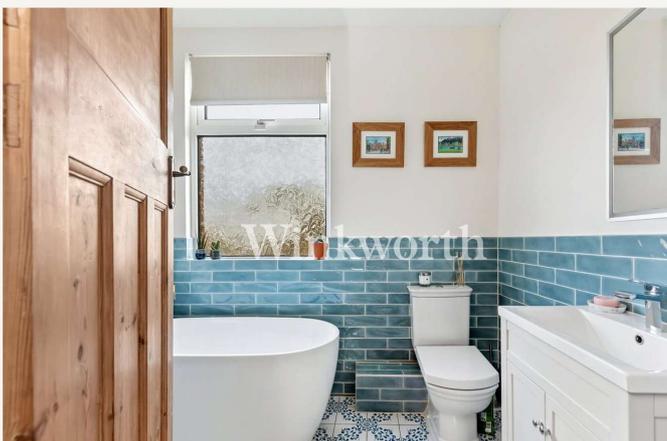


On the ground floor, you will find an impressive adjoining living room and dining room with lovely, corniced ceilings, a bay window at one end, and original doors providing access to the patio. There is also a cleverly concealed WC. There is also a cleverly concealed WC off the dining area. The attractive kitchen is fitted with contemporary-style wall and base units, and a door at one end leads into a conservatory - perfect for enjoying views of the garden all year round. The first floor offers three bedrooms, two of which are generously sized doubles, and a modern bathroom with a four-piece suite. A door on the landing opens to reveal purpose-built stairs leading to a spacious loft, ideal for conversion into a fourth bedroom (subject to any planning consent).

Outside, the property boasts a mature 54' 5" rear garden with a generous patio. At the front, a landscaped garden enhances the overall appearance of the house.

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





## MATERIAL INFO

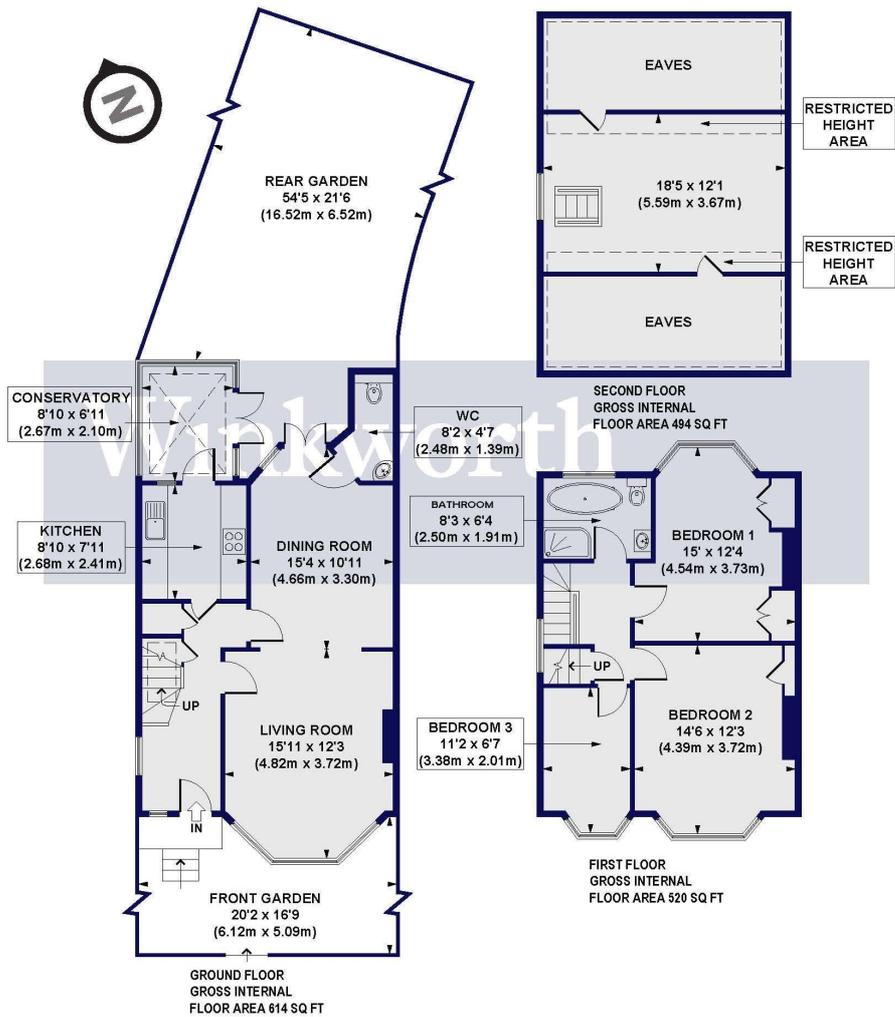
**Tenure:** Freehold

**Council Tax:** London Borough of Enfield - Band E

**EPC rating:** D

## Hawthorn Avenue, N13

Approx. Gross Internal Floor Area 1628 sq. ft / 151.24 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1299 sq. ft / 120.71 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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