



FOX LANE, N13
£950,000 FREEHOLD

**A SPACIOUS CORNER HOUSE SITUATED
WITHIN A DESIRABLE CONSERVATION AREA.**

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DESCRIPTION:

A rarely available semi-detached corner house situated within the desirable 'Lakes' conservation area, offering potential for development (subject to planning consent). The location provides easy access to Palmers Green BR station, as well as the popular Grovelands and Broomfield Parks.

The airy and light-filled accommodation spans just over 1,800 Sq.ft and features high ceilings, creating a sense of openness throughout. The property requires refurbishment, however it does offer a prospective buyer the opportunity to create a lovely family home tailored to their own requirements. You will find a large entrance hall on the ground floor leading to an impressive 27' long reception room with a round bay window and an imposing character fireplace. The kitchen/dining room, measuring 16'7x16'1, provides ample space to dine and entertain. A door at one end of the kitchen leads into a conservatory, adding versatility. There is also a convenient guest WC completes the offerings on this floor. Moving to the first floor, you will find four well-proportioned bedrooms, a family bathroom, and a separate shower room. The property also boasts a spacious attic, which presents an opportunity for conversion into an additional bedroom, subject to obtaining any necessary planning consents. Stepping outside, the property reveals an impressive 40'10x40'2 rear garden, with an outbuilding incorporating a soundproofed music studio. In addition, a wide driveway offers parking for several vehicles. With its desirable location, spacious living accommodation, and exciting potential for development, this semi-detached corner plot house presents an exceptional opportunity to create a wonderful home in a sought-after area. Offered for sale with no onward chain.

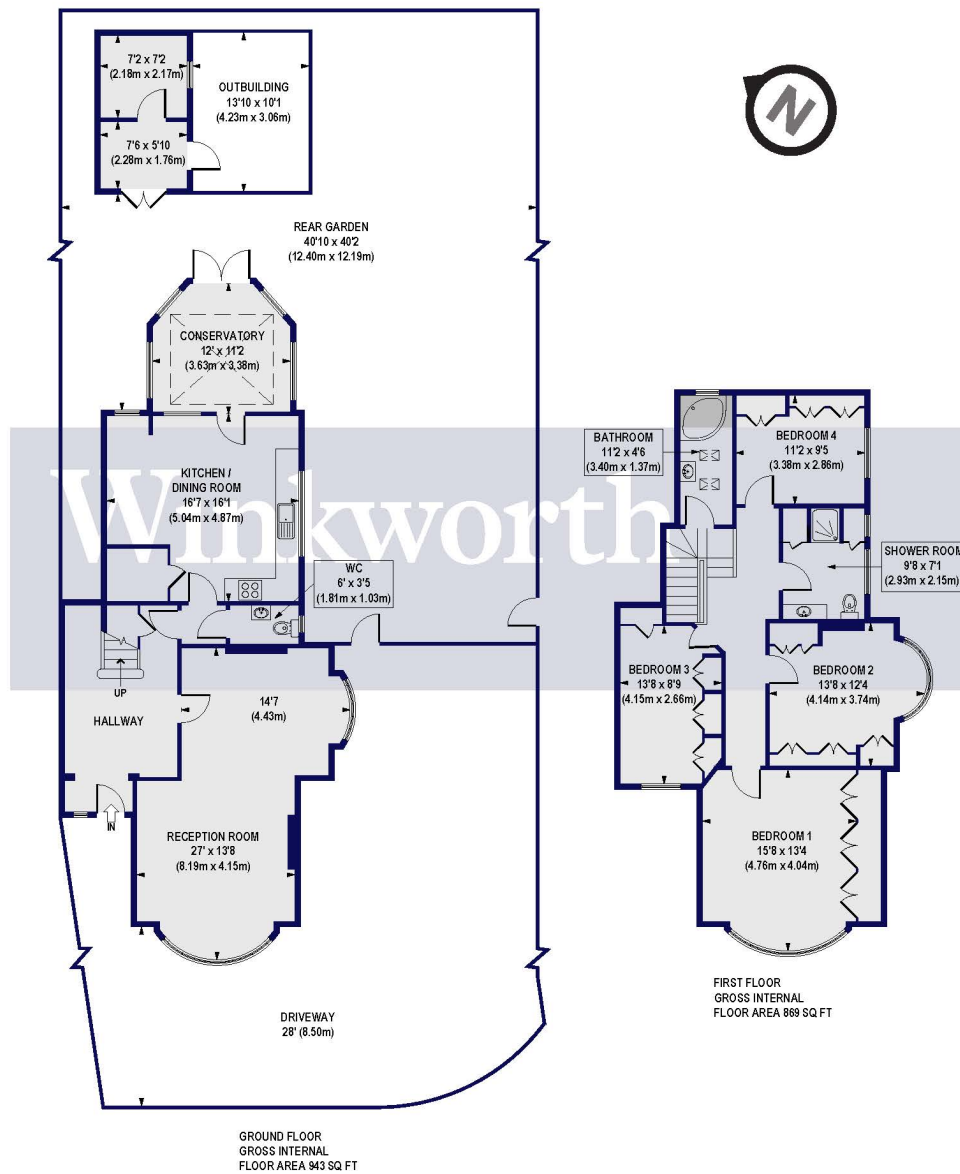
SUMMARY:

- Semi-Detached Corner House in the Sought-After 'Lakes' Conservation Area
- Potential for Development (subject to planning consent)
- Easy Reach of Palmers Green BR Station and Parks
- Spacious Accommodation with High Ceilings Spanning Over 1800 Sq.ft.
- Impressive 27' Long Reception Room with a Round Bay Window and Character Fireplace
- 16'7x16'1 Kitchen/Dining Room
- Conservatory
- Four Well-Proportioned Bedrooms
- Family Bathroom and a Separate Shower Room
- Spacious Attic
- Wide Driveway



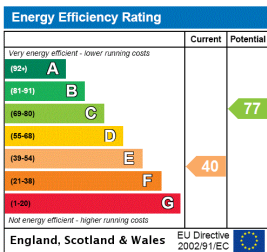
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Approx. Gross Internal Floor Area 1812 sq. ft / 168.38 sq. m (Excluding Outbuilding)



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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