



LAKESIDE ROAD, N13
£1,100,000 FREEHOLD

**AN IMPOSING SEMI-DETACHED EDWARDIAN FAMILY HOME
 PROVIDING SPACIOUS AND WELL-PRESENTED ACCOMMODATION
 ARRANGED ON THREE FLOORS.**

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DESCRIPTION:

A well-presented semi-detached Edwardian residence situated within the desirable 'Lakes' Conservation Area, offering easy access to Palmers Green mainline BR station with services to Moorgate, Broomfield and Grovelands Parks, and an excellent selection of cafés and restaurants on nearby Aldermans Hill and Green Lanes.

The property boasts just over 2,000 sq. ft. of suitably appointed accommodation arranged over three floors. The ground floor features a long split-level entrance hall leading to an impressive front reception room with wooden sash windows and a focal-point fireplace. At the centre of the house is an eat-in kitchen with an extensive range of contemporary-style wall and base units. To the rear, there is a generously sized dining room with doors opening onto the garden - ideal for entertaining during the summer months. Each of these rooms also benefits from high, corniced ceilings. There is also a useful utility room, with a WC, accessed from the hall.

The first floor provides three double bedrooms, a large family bathroom, and a study. The loft has been skilfully converted to provide two further double bedrooms and a shower room, whilst retaining ample eaves storage. A cleverly designed roof lantern is a thoughtful touch that bathes the landing in natural light.

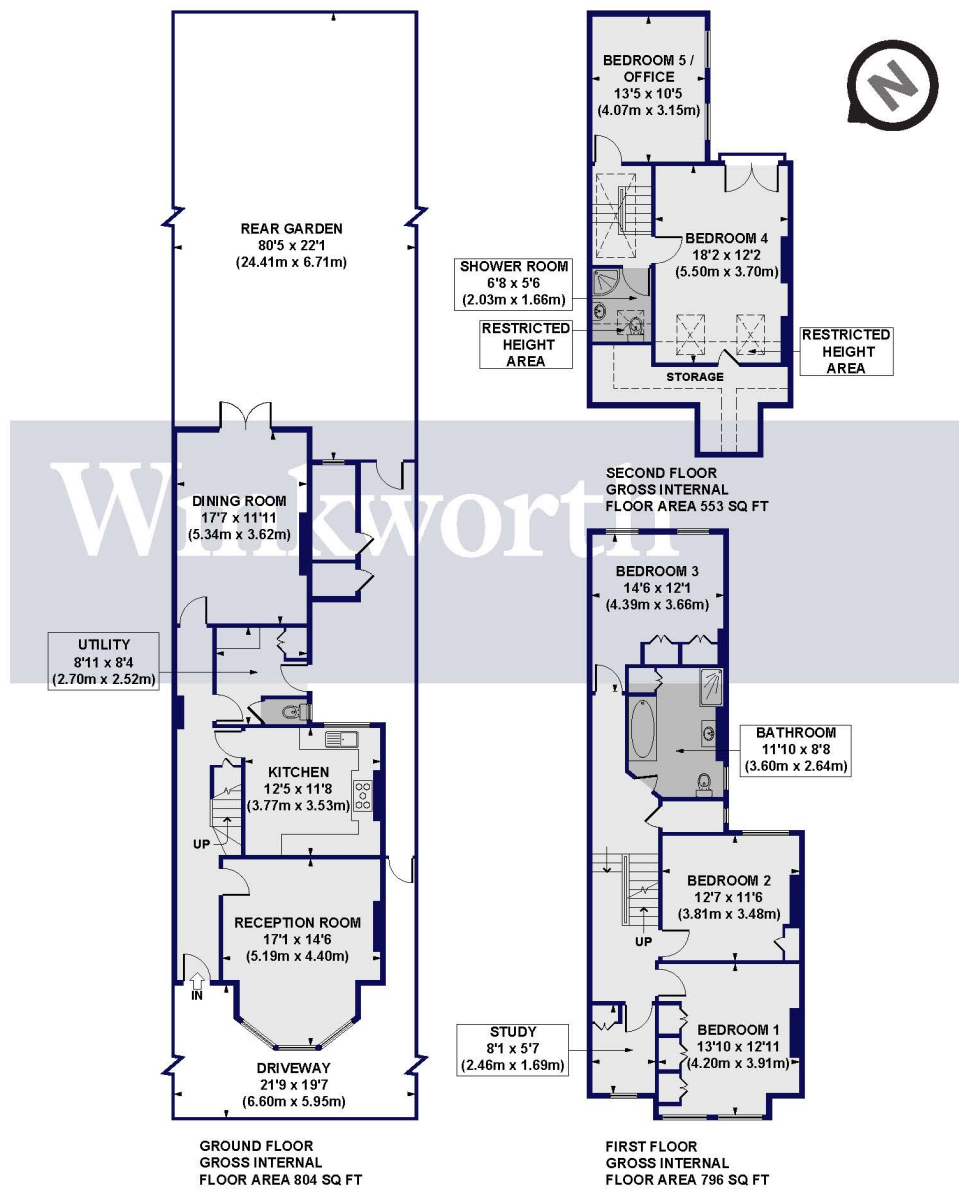
Outside, there is a low-maintenance, south-east-facing rear garden extending approximately 80' in length. To the front, there is off-street parking and side access leading to the rear garden.

We highly recommend a viewing to fully appreciate the space this lovely property offers.



Lakeside Road, N13

Approx. Gross Internal Floor Area 2153 sq. ft / 200.02 sq. m (Including Restricted Height Area & Storage)
Approx. Gross Internal Floor Area 2020 sq. ft / 187.65 sq. m (Excluding Restricted Height Area & Storage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax: London Borough of Enfield – Band F

All figures that are shown were correct at the time of listing.

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