



Connaught Gardens, N13

£685,000 *Freehold*

A lovely semi-detached house in a popular location, backing onto a recreation ground and within easy reach of Hazelwood Primary School, as well as approximately 0.7 miles from Palmers Green overground station (to Moorgate via Finsbury Park).

KEY FEATURES

- Extended Semi-Detached House
- Easy Reach of Hazelwood Primary School and Transport Links
- Well-Presented Throughout
- High Ceilings and Bay Windows
- Impressive Reception Room/Dining Room
- Three Generously Sized Bedrooms
- Luxury Family Bathroom
- Rear Garden Backing onto a Recreation Ground
- Driveway

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Palmers Green

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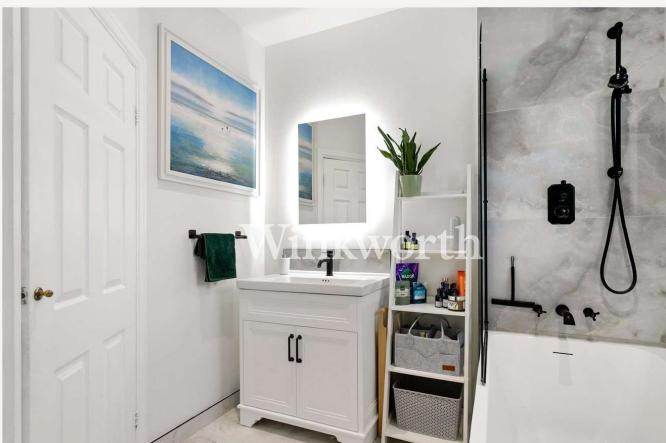
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The property offers just under 1,290 sq. ft. of well-presented living accommodation. The ground floor features an impressive 30'8" interlinking reception and dining room with high ceilings, oak wood flooring, and a feature fireplace at one end - ideal for both entertaining and relaxing. The galley kitchen provides ample storage and worktop space, with a door at one end leading to a useful laundry room at the rear of the house. This space could be repurposed as a playroom or summer room, or potentially reconfigured to create an open-plan kitchen/diner (subject to the necessary Building Regulations approval). There is also a welcoming entrance hall with chequered tiled flooring. Upstairs, you will find three generously sized bedrooms and a luxurious bathroom with modern fittings, installed in 2025. Externally, the property benefits from a low-maintenance rear garden extending just over 68' in length, featuring a spacious patio and lawn. To the front of the house is a paved driveway and a footpath providing useful side access.





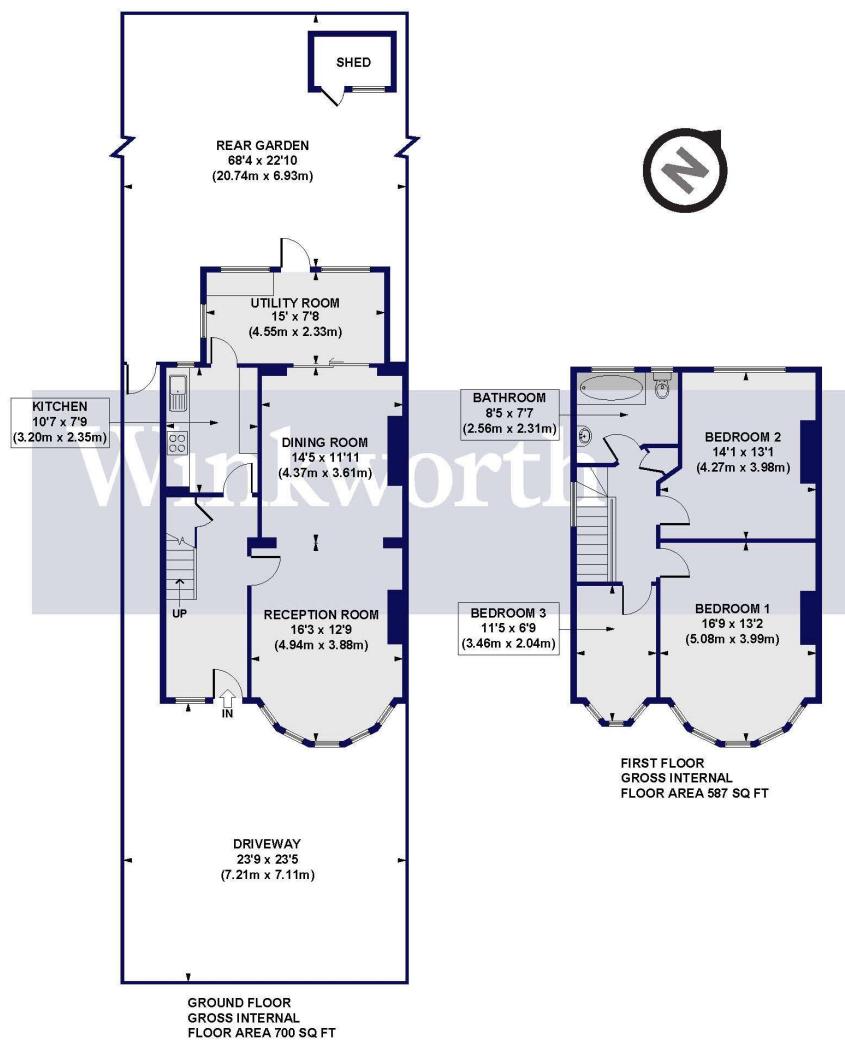
MATERIAL INFO

Tenure: Freehold

Council Tax: London Borough of Enfield - Band: E

EPC rating: E

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Approx. Gross Internal Floor Area 1287 sq. ft / 119.60 sq. m



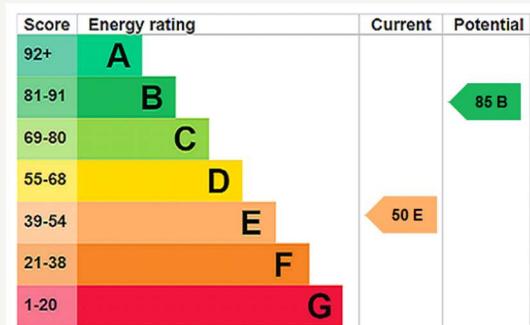
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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