



## 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). The shops, cafés and amenities along Green Lanes, together with Palmers Green station, are easily accessible via a pedestrian shortcut through Hazelwood Recreation Ground.

### 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

3



2



1



**Palmers Green**

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

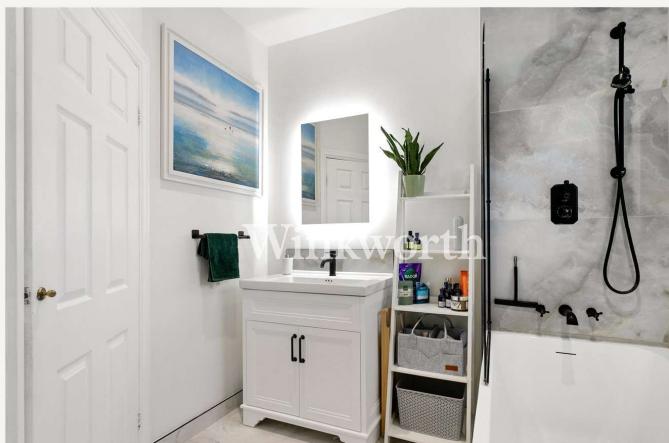
**Winkworth**

for every step...



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.





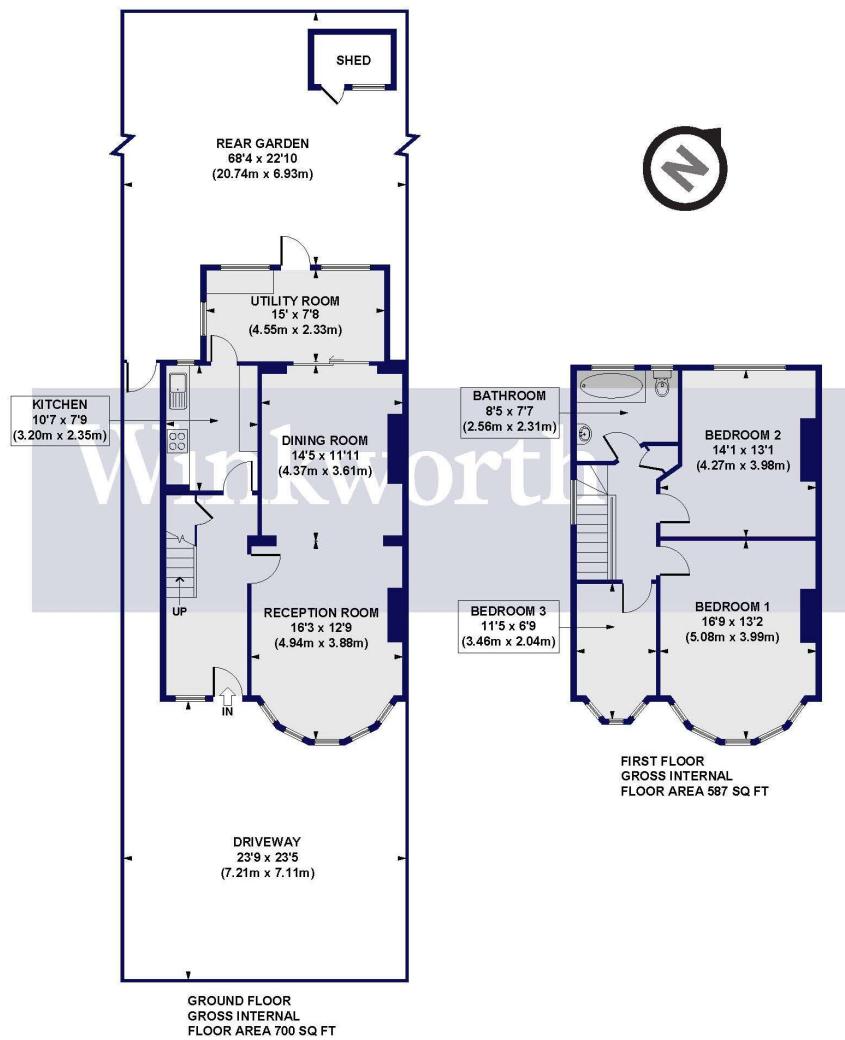
## MATERIAL INFO

**Tenure:** Freehold

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

**EPC rating:** E

**Connaught Gardens, N13**  
**Approx. Gross Internal Floor Area 1287 sq. ft / 119.60 sq. m**

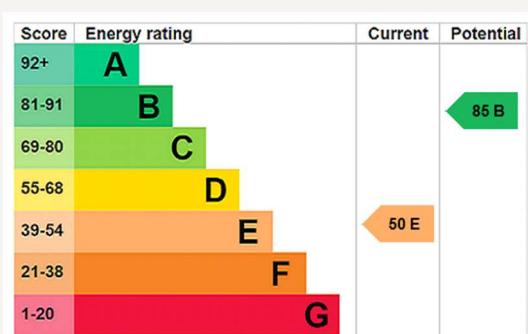


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

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



<https://www.winkworth.co.uk/sale/property/PGN250313>



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.

**Palmers Green**

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

**Winkworth**

for every step...