



Powys Lane, N13

Offers in Excess of £1,250,000 *Freehold*

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An outstanding five-bedroom semi-detached family home situated in a popular residential location within easy reach of Broomfield Park, Bounds Green Underground station (Piccadilly Line) and Bowes Park Overground station, providing direct services to Moorgate. The property has been extensively remodelled and refurbished to an exceptional standard, with the refurbishment only recently completed, creating a beautiful contemporary home that offers spacious and versatile accommodation while retaining the character and charm of the original house.

A spacious and welcoming entrance hall features an attractive staircase with painted timber balustrades, panelled walls and generous proportions, all of which create an immediate sense of quality. To the front of the house is generously sized reception room with a wide bay window and an attractive feature natural stone fireplace surround. An opening leads through to an impressive open-plan kitchen and dining room, thoughtfully designed for modern family living and entertaining.



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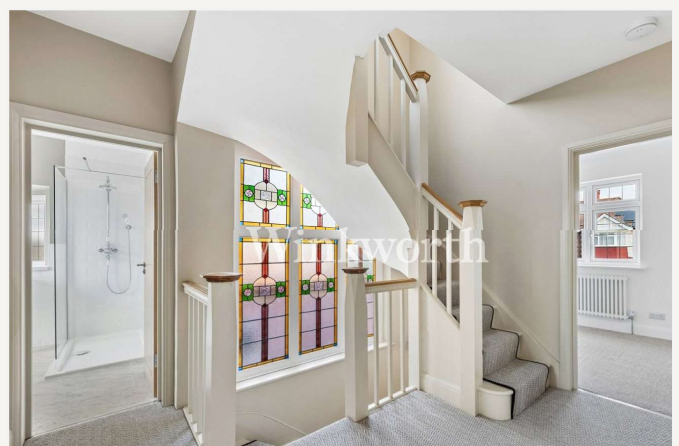


The contemporary shaker-style kitchen is fitted with an extensive range of units, complemented by Quartz work surfaces, an inset sink, integrated appliances and a central peninsula providing additional preparation space and casual seating. Bifolding doors provide access to the west-facing rear garden, making it equally suited to entertaining indoors or alfresco during the warmer months. Leading off the kitchen is a practical utility room, a guest WC and a further door providing convenient side access. Returning to the entrance hall, there is also a useful guest bedroom with an en-suite shower room, which would equally make an ideal home office or study. With the exception of the en-suite, attractive wooden flooring extends seamlessly throughout the entire ground floor.

The first floor offers four well-proportioned bedrooms, two of which are generous doubles with floor-to-ceiling fitted wardrobes. Of particular note is the beautifully appointed family bathroom, finished with elegant marble-effect flooring, classic white sanitaryware and premium Burlington fittings, combining timeless style with modern practicality. The suite comprises a freestanding roll-top bath, a walk-in shower with glazed screen, WC and pedestal wash hand basin. The loft has been skilfully converted, incorporating a brand-new roof, to create an indulgent 21'2 x 18'5 principal bedroom complete with generous eaves storage and a luxurious en-suite shower room.

Outside, the property benefits from a rare 90' x 36' west-facing rear garden, offering a blank canvas for landscaping and more than enough space for a substantial outbuilding or home office (subject to the necessary consents). To the front, a wide gravelled driveway provides off-street parking, complemented by gated side access to the rear garden.

We highly recommend an internal viewing to fully appreciate the space, quality of finish and superb lifestyle this exceptional family home has to offer.



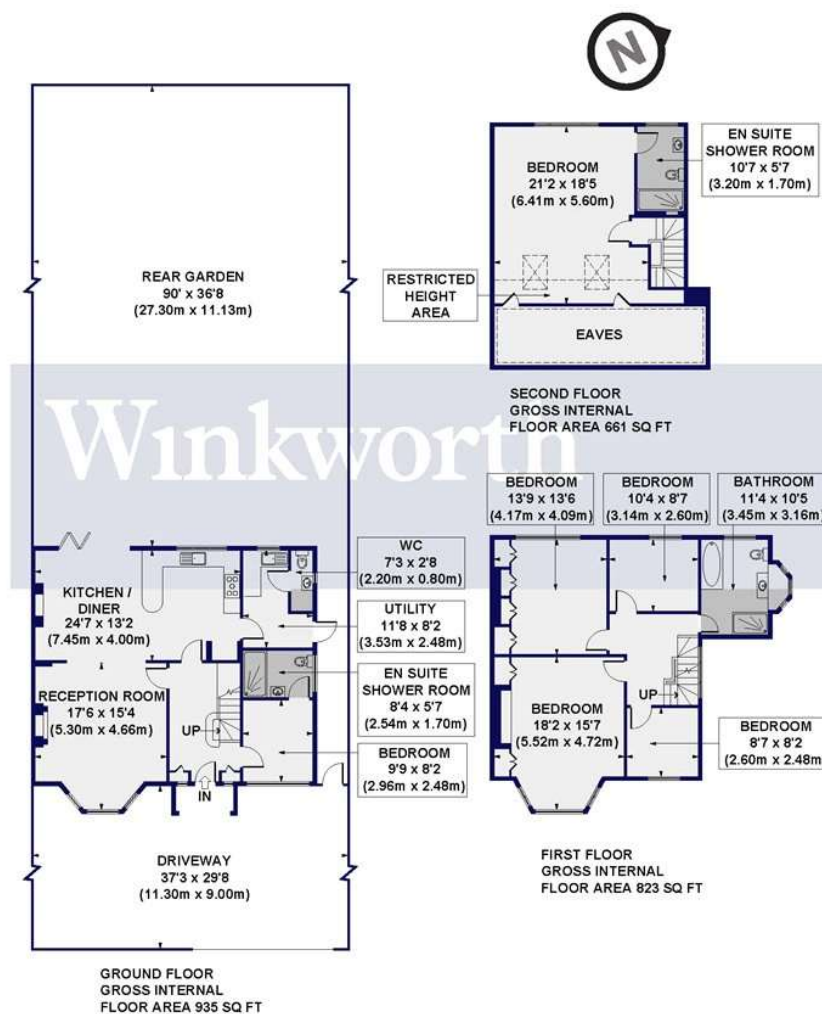


MATERIAL INFO

Tenure: Freehold
Council Tax Band: TBC
EPC rating: B

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Approx. Gross Internal Floor Area 2419 sq. ft / 224.73 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 2176 sq. ft / 202.19 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	82 B	84 B
69-80	C		
55-68	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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