



LAKESIDE ROAD, N13
£1,025,000 FREEHOLD

**A WELL-APPOINTED FAMILY HOME SITUATED IN
 A DESIRABLE CONSERVATION AREA.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A charming five bedroom semi-detached Edwardian residence situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station (to Moorgate), Broomfield Park, and an excellent selection of cafes and restaurants along nearby Aldermans Hill and Green Lanes.

The property boasts just over 1800 Sq.ft of generously sized accommodation with high ceilings. The ground floor features a long entrance hall, a grand front reception room with a wide bay window, a centrally located morning room and a kitchen. At the rear of the house is an impressive dining room with French doors providing access to the rear garden. Moving upstairs, you will find five bedrooms, of which three are double in size, together with a bathroom and a separate WC. Externally the property enjoys a mature rear garden extending 74'3 in length, plus a garage and a driveway.

Although requiring some modernisation, the property presents a wonderful opportunity to create a lovely family home tailored to one's requirements. Offered for sale with no onward chain.

AT A GLANCE:

- Impressive Semi-Detached Edwardian Residence
- Situated Within Sought-After 'Lakes' Conservation Area
- Close to Palmers Green BR and Broomfield Park
- High Corniced Ceilings
- Five Bedrooms
- Large Reception Room and Dining Room
- Morning Room
- 74'3 Long Rear Garden
- Driveway and Garage
- No Onward Chain

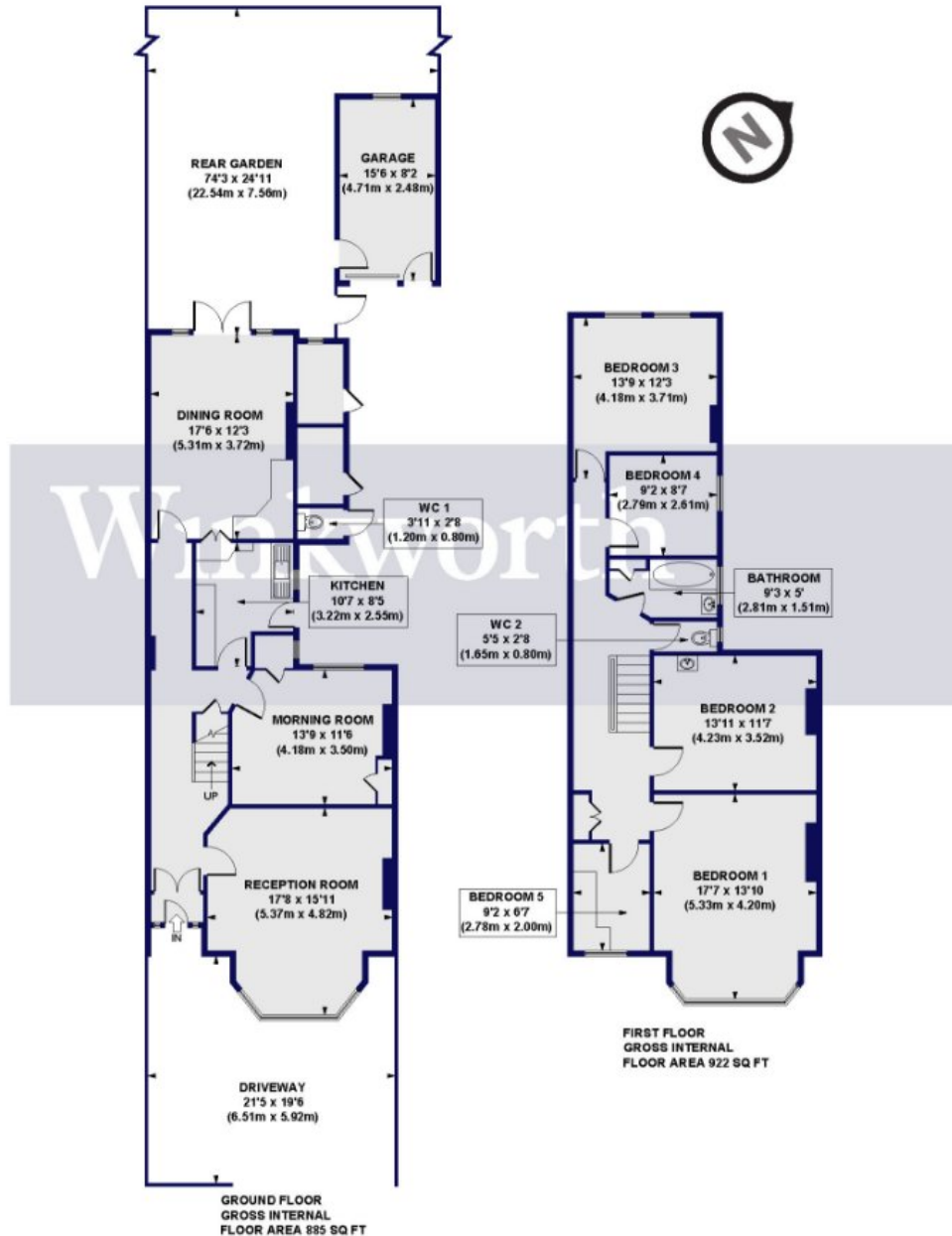




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Approx. Gross Internal Floor Area 1933 sq. ft / 179.60 sq. m (Including Garage & Excluding Outside Storage)

Approx. Gross Internal Floor Area 1807 sq. ft / 167.90 sq. m (Excluding Garage & Outside 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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