



ASH GROVE, N13
GUIDE PRICE £600,000-£625,000 FREEHOLD

A GENEROUSLY SIZED, EXTENDED FOUR-BEDROOM FAMILY HOME IN A POPULAR LOCATION, IN EASY REACH OF SCHOOLS AND SPACES.

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

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DESCRIPTION:

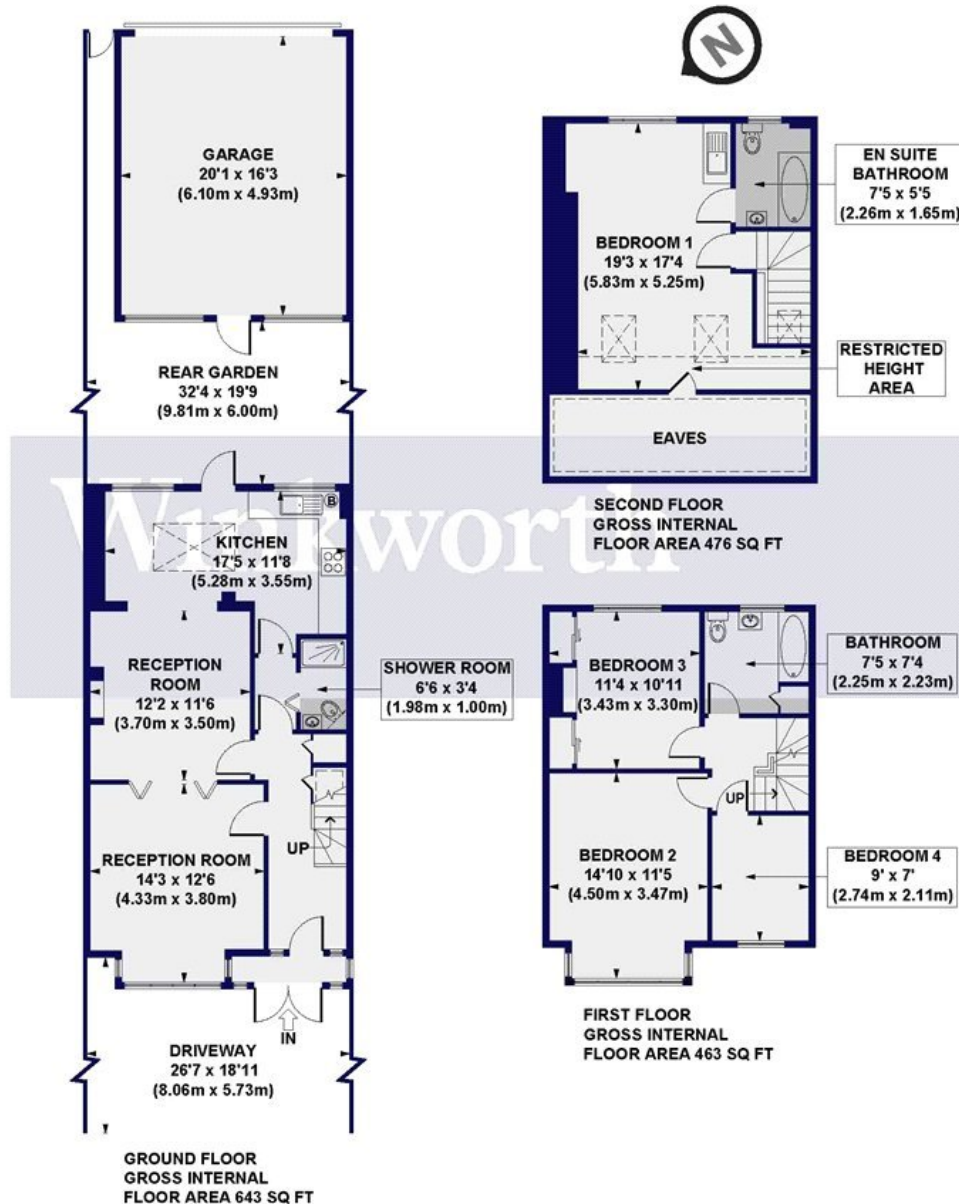
A light and spacious four-bedroom family home in a popular location, within easy reach of Winchmore Secondary School, Firs Farm Primary, and Highfield Primary, as well as several open spaces, including Firs Farm Wetlands and Clowes Cricket and Football Ground. There is also a bus service to Southgate Tube Station nearby.

Offered for sale chain-free, the property has been extended on the ground floor and into the loft, offering just over 1,400 sq.ft of accommodation. The ground floor features two interlinking reception rooms separated by bifolding doors, and an L-shaped kitchen with modern handleless units, a quartz worktop, and a skylight that floods the space with natural light - creating the perfect space to relax, dine, and entertain. There is also a useful shower room/WC located at one end of the entrance hall. The first floor provides three well-proportioned bedrooms and a contemporary-style family bathroom. On the second floor is an impressive principal bedroom with plenty of eaves storage, a kitchenette, and an en-suite bathroom. Outside, you will find a rear garden, a double garage, and a block-paved driveway at the front. We highly recommend a viewing to fully appreciate the space this realistically priced property has to offer.



Ash Grove, N13

Approx. Gross Internal Floor Area 1906 sq. ft / 177.07 sq. m (Including Restricted Height Area, Eaves & Garage)
Approx. Gross Internal Floor Area 1420 sq. ft / 131.96 sq. m (Excluding Restricted Height Area, Eaves & Garage)



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	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

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

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