



LAKESIDE ROAD, N13
OFFERS OVER £900,000 FREEHOLD

IMPRESSIVE SEMI-DETACHED EDWARDIAN HOUSE, LOCATED IN THE DESIRABLE 'LAKES' DESIRABLE CONSERVATION AREA AND CLOSE TO PALMERS GREEN OVERGROUND AND BROOMFIELD PARK.

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DESCRIPTION:

A characterful semi-detached Edwardian home in the sought-after 'Lakes' Conservation Area. Offered for sale chain-free and boasting 1,850 sq. ft. of accommodation, the property combines generous proportions with a wealth of original period features, including high ceilings, sash windows, and elegant fireplaces.

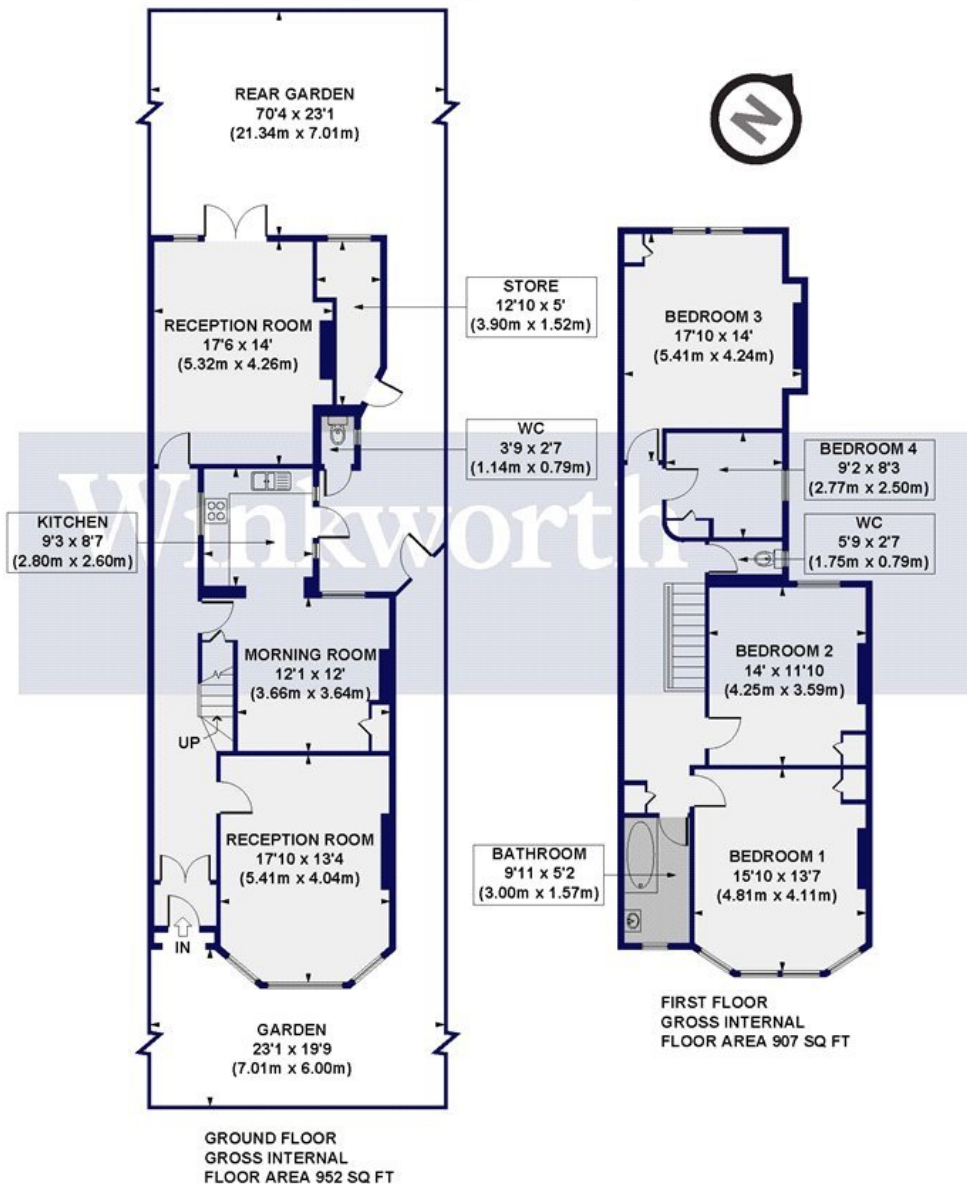
The ground floor features two equally impressive reception rooms - one at the front with a wide bay window, and another at the rear with a striking fireplace and overmantel with a mirror - a rare find, as well as a door providing access to the rear garden. At the centre of the house is a morning room with an original dresser, and an opening leading through to the kitchen. Upstairs, a spacious landing provides access to four bedrooms, three of which are large doubles, with three retaining original fitted wardrobes. A family bathroom and separate WC complete this floor.

Outside, the mature rear garden extends to just over 70' in length and retains the original gardener's WC and shed, further enhancing the property's period charm. At the front, a garden enclosed by the original wall and convenient side access complete the exterior.

The property offers exceptional potential for those wishing to create a wonderful family home in one of Palmers Green's most desirable locations. Viewing is highly recommended to appreciate the charm and possibilities this property affords.



Lakeside Road, N13
Approx. Gross Internal Floor Area 1859 sq. ft / 172.69 sq. m
(Including Store & Wc)



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		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax: London Borough of Enfield - Band G

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

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