



RIVERWAY, N13  
£775,000 FREEHOLD

A SPACIOUS FOUR BEDROOM FAMILY HOME  
LOCATED CLOSE TO HAZELWOOD PRIMARY SCHOOL  
AND PALMERS GREEN RAIL SERVICE TO MOORGATE.

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## DESCRIPTION:

A charming family home boasting 1,512 Sq. ft. of floor area located close to the popular Hazelwood Primary School, and within easy reach of Palmers Green rail station and Broomfield Park.

The property has been sympathetically updated to provide light and spacious accommodation arranged on three floors, successfully blending character features with modern finishing touches. On the ground floor, you will find a welcoming front reception room with a bay window and fitted shutters. A similarly proportioned dining room has French doors that provide access to the rear garden, and both rooms benefit from feature fireplaces. In the centre of the house, a versatile morning room can serve as an office or playroom. At the rear is a delightful kitchen with pastel-toned units and a block wood worktop. All rooms on the ground floor, except the kitchen, feature stripped wood flooring.

Moving up to the first floor, you will find three generously sized bedrooms, one of which boasts a cast-iron fireplace and a fitted wardrobe. There is also a stylish family bathroom serving the first floor. The loft has been transformed into a superb principal bedroom with a luxury en-suite and ample eaves storage. This room is further enhanced by French doors with fitted shutters and a Juliet balcony.

Externally, the property enjoys a well-maintained rear garden spanning 58'7" in length, as well as a front garden.

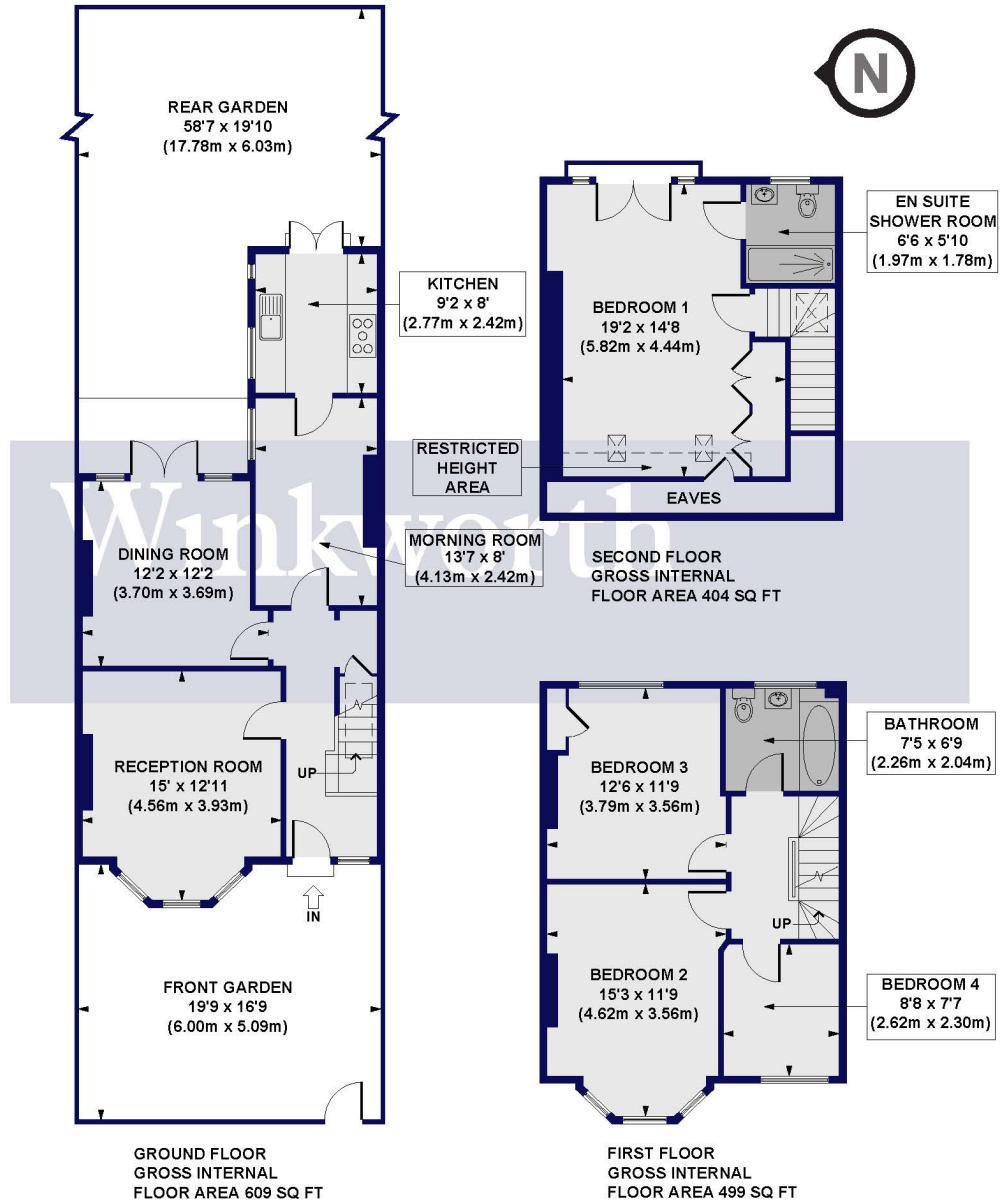
Council Tax: London Borough of Enfield - Band E





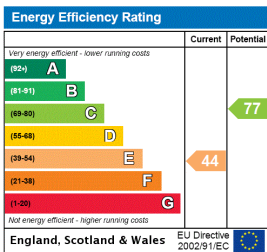
# Riverway, N13

Approx. Gross Internal Floor Area 1512 sq. ft / 140.51 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1438 sq. ft / 133.55 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.

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.



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