



ULLESWATER ROAD, N14
GUIDE PRICE £800,000-£825,000 FREEHOLD

**CHARACTERFUL EDWARDIAN HOME IN THE
 HEART OF THE 'LAKES' CONSERVATION AREA.**

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DESCRIPTION:

A characterful semi-detached Edwardian house situated in the desirable 'Lakes' Conservation Area. The property offers spacious accommodation and retains a wealth of original period features, including high corniced ceilings, beautiful stained-glass windows, and character fireplaces.

You will find 1437 sq.ft of accommodation, with scope to extend (subject to planning consent). The ground floor comprises a generously proportioned front reception room with a bay window, a separate dining room with double doors opening onto the rear garden. Both rooms are of comparable proportions, making them ideal for entertaining. You will also find a spacious morning room, galley kitchen, and a WC. A wide landing on the first floor guides to three double bedrooms, a family bathroom, and a separate WC.

Outside, the property enjoys a mature rear garden extending to just under 100 feet in length, planted with fruit trees. There is also an outbuilding at the far end, which would benefit from refurbishment or rebuilding. At the front of the house is a driveway suitable for two vehicles, and a foot path at the side provides convenient access to the garden.

Whilst requiring modernisation, the property presents an excellent opportunity for those wishing to create a wonderful family home in a superb location, tailored to their own requirements. We highly recommend a viewing to fully appreciate the charm, potential, and fantastic location this home offers.

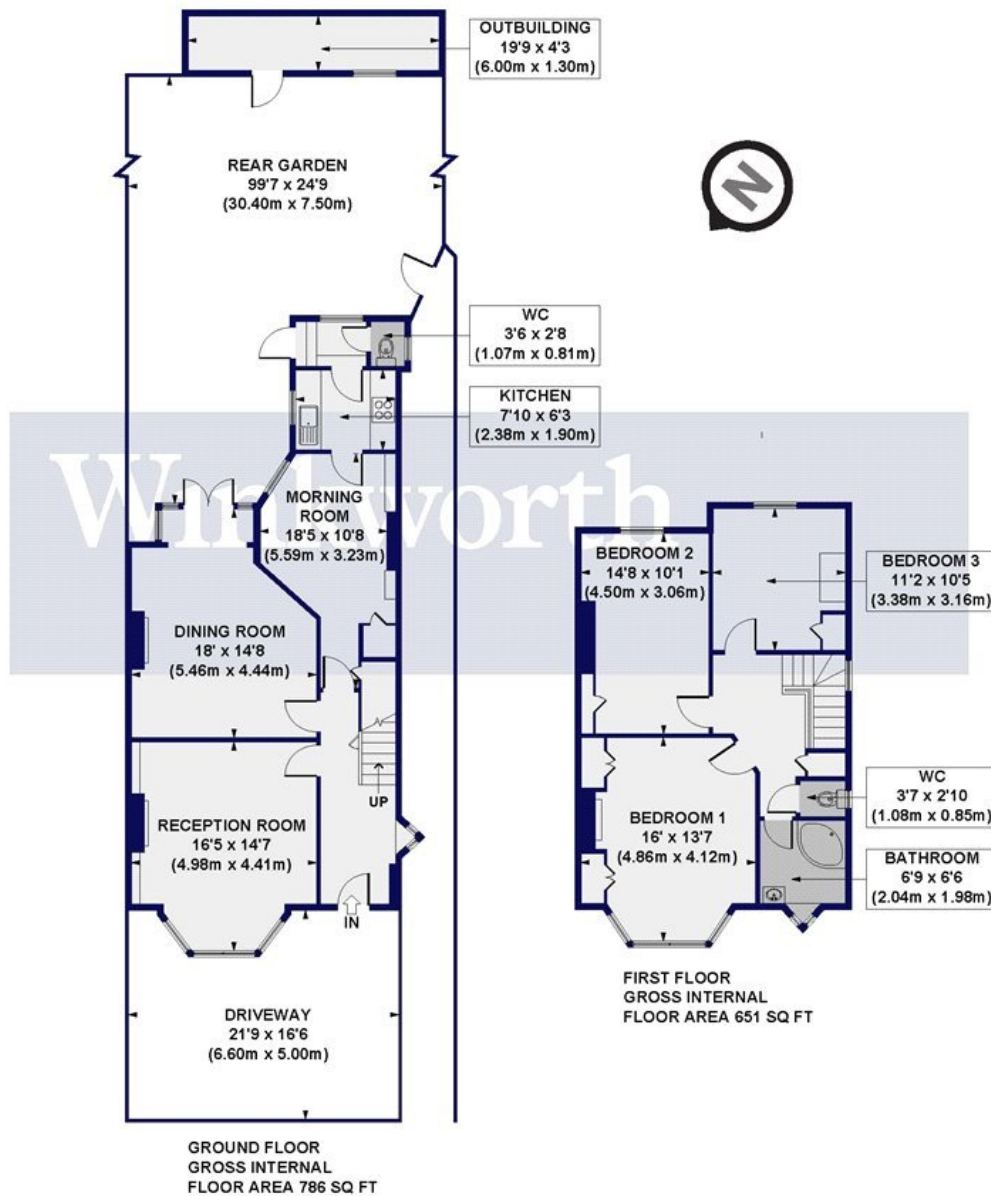
The property offers convenient access to Palmers Green Overground train station with direct services to Moorgate/City of London and Southgate tube station (Piccadilly Line). The property is situated within walking distance to both Broomfield and Grovelands Parks, and the many shops and restaurants in Palmers Green, Winchmore Hill Green and Southgate.



Ulleswater Road, N14

Approx. Gross Internal Floor Area 1521 sq. ft / 141.26 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 1437 sq. ft / 133.46 sq. m (Excluding Outbuilding)



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
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

Tenure: Freehold

Council Tax Band: London Borough of Enfield – Band F

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

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