



**WINDSOR ROAD, N13**  
**OFFERS OVER £750,000 FREEHOLD**

**A SPACIOUS THREE-BEDROOM EDWARDIAN HOUSE LOCATED CLOSE TO AMENITIES.**

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## DESCRIPTION:

An elegant semi-detached Edwardian house in a sought-after location, approximately half a mile to Palmers Green BR station (to Moorgate), Broomfield Park, and within easy reach of the popular Hazelwood Primary school.

The property boasts just over 1,542 Sq. ft. of well-appointed living accommodation with high ceilings and character features. The entrance hall is accessed via double doors with beautiful stained-glass windows and internal etched glass French doors. To the immediate left is an impressive reception room with a box bay window with fitted shutters, a feature fireplace, and bespoke units and shelving built into the alcoves. An adjacent dining room provides ample space to dine. Both rooms boast beautiful panel ceilings and high skirting boards. A large conservatory with a high-pitched roof is accessed from the dining room and kitchen, providing a wonderful space to entertain guests inside and alfresco. The eat-in kitchen is spacious and enjoys an extensive range of wall and base units with a granite worktop, and a utility room at one end. There is also a door leading to an inner hall with a WC. A landing on the first-floor guides to three well-proportioned bedrooms, a family bathroom, and a separate WC. Moving outside, you will find a mature rear garden extending just over 60' in length, with useful side access, along with a welcoming front garden. Viewing is advised to fully appreciate the character and space offered by this lovely property.

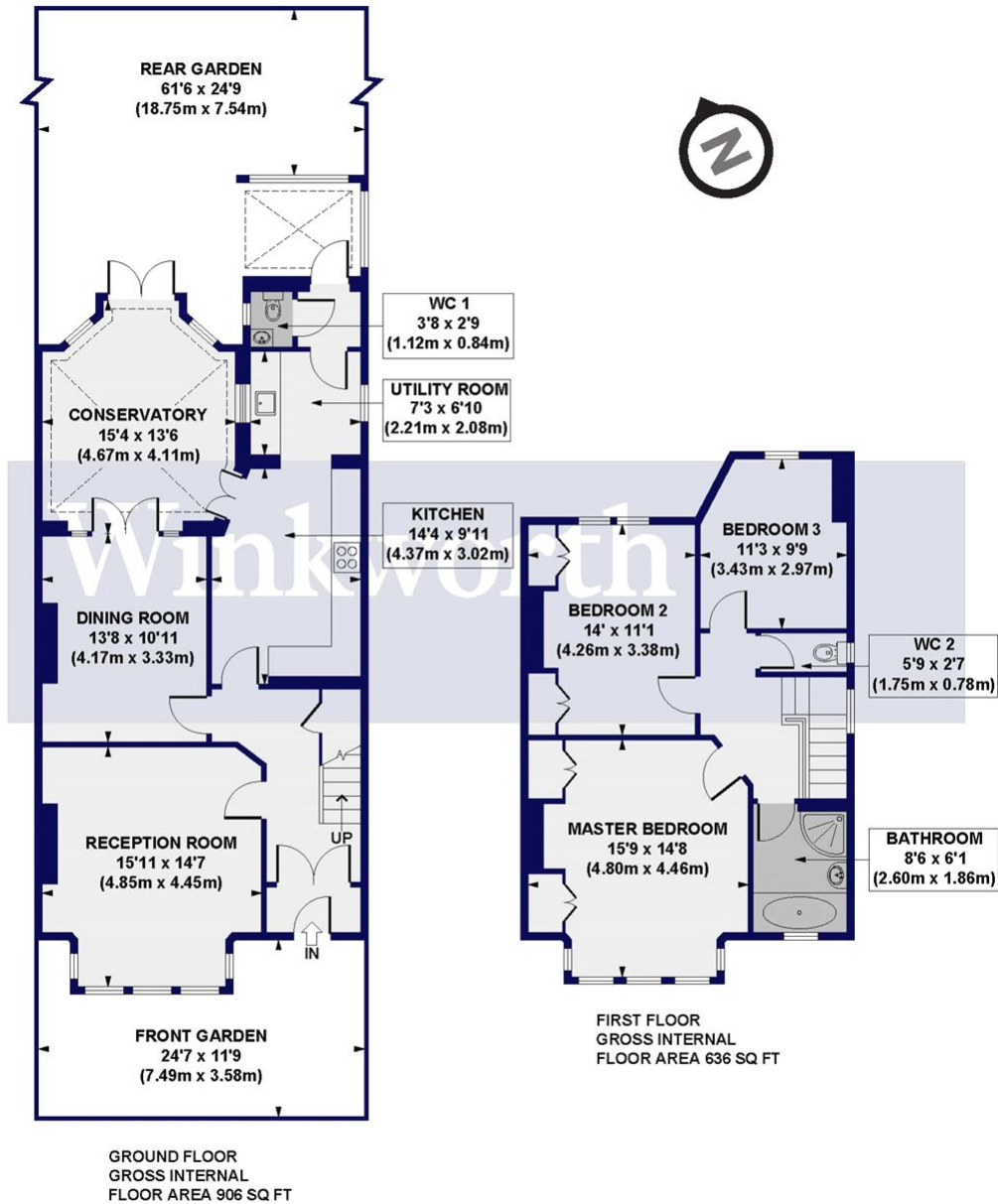
Council Tax: London Borough of Enfield - Band F





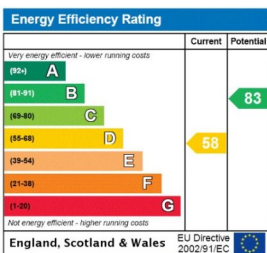
# Windsor Road, N13

Approx. Gross Internal Floor Area 1542 sq. ft / 143.30 sq. m



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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