



Hamilton Crescent, N13

£750,000 *Freehold*



A beautiful family home situated just a short stroll from the popular Hazelwood Primary School, and easy reach of Palmers Green rail station, providing direct services to Moorgate, and the open green spaces of Broomfield Park and Hazelwood Recreation Ground.

The property offers a spacious reception room and separate dining room, both providing bright and welcoming spaces for relaxing and entertaining. The reception room features a wide bay window that floods the room with natural light, while the dining room enjoys sliding patio doors opening directly onto the patio and rear garden. Both rooms retain period character, with high ceilings, decorative cornicing, attractive fireplaces and wooden flooring.



Palmers Green

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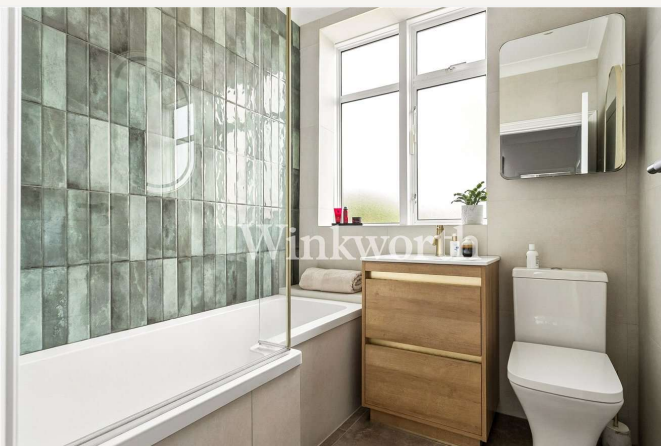


The stunning contemporary kitchen is fitted with an extensive range of shaker-style wall and base units, complemented by slim profile work surfaces and integrated appliances. Thoughtfully designed to maximise both storage and preparation space, it also enjoys excellent natural light from a large rear window overlooking the garden.

The first floor provides three well-proportioned bedrooms, each with built-in storage. One of the bedrooms enjoys the rare benefit of direct access to a wide roof terrace overlooking the New River, providing the perfect spot to enjoy a morning coffee. The loft has been converted to create a superb additional double bedroom with an en-suite shower room, ample built-in storage and attractive views over the New River.

Outside, the well-maintained rear garden provides a peaceful and secluded setting, ideal for relaxing or entertaining during the warmer months.





MATERIAL INFO

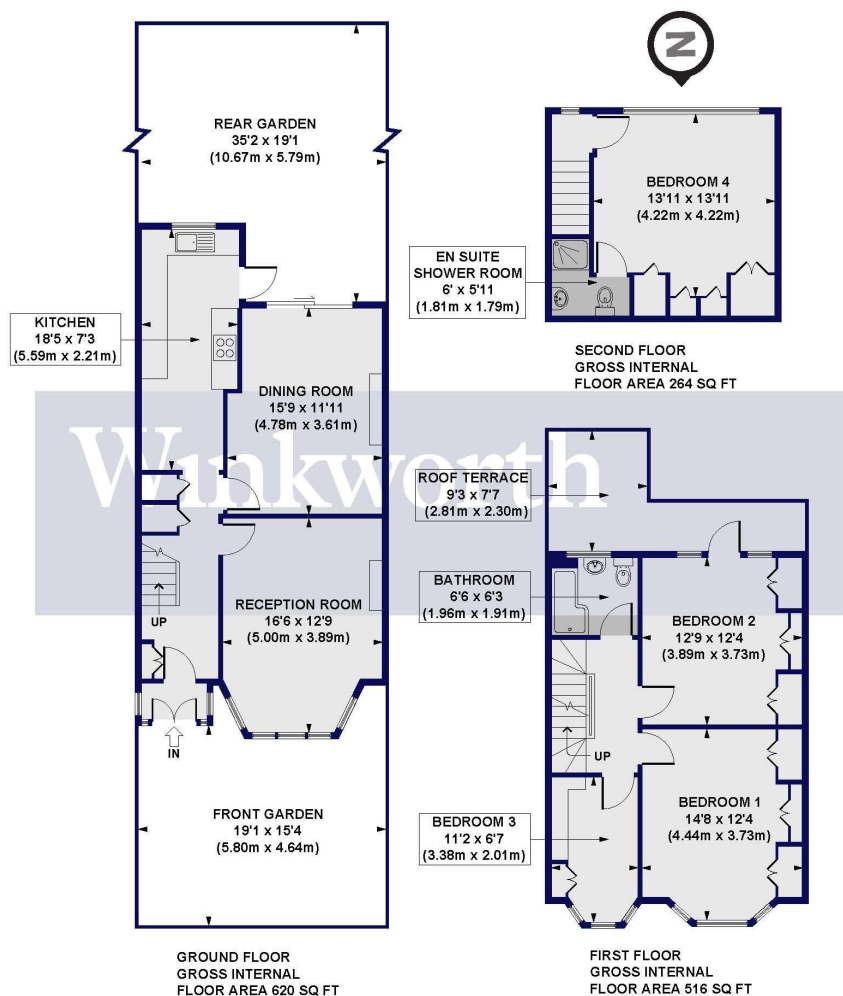
Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

EPC rating: E

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Approx. Gross Internal Floor Area 1400 sq. ft / 130.06 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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