



FOX LANE, N13  
**£1,200,000 FREEHOLD**

A BEAUTIFULLY REFURBISHED EDWARDIAN HOME BOASTING LOVELY PERIOD FEATURES WITH MODERN FINISHING TOUCHES, LOCATED WITHIN THE 'LAKES' CONSERVATION AREA, CLOSE TO PALMERS GREEN BR STATION AND BROOMFIELD PARK.

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## DESCRIPTION:

An absolutely stunning four bedroom, semi-detached Edwardian house situated within the desirable 'Lakes' conservation area, close to Palmers Green BR station (to Moorgate), Broomfield Park and an excellent selection of cafes and restaurants along nearby Aldermans Hill and Green Lanes.

With a passion for fine design and detail, the sellers have refurbished the property to exacting standards, successfully blending period features such as stained glass windows, cast-iron fireplaces, and tessellated tiled flooring, with modern finishing touches throughout.

Accommodation on the ground floor includes a spacious reception room, separate dining room and an open-plan eat-in kitchen with beautifully crafted bespoke units. There is also a utility room and a WC. Moving upstairs, you will find generously sized bedrooms, of which three are double in size, as well as a period style shower room. There is also scope to expand on the ground floor and into a loft (subject to planning consent). Externally the property enjoys a landscaped rear garden extending just over 65' in length, plus a driveway at the front.

## AT A GLANCE:

- Semi-Detached Edwardian House
- Desirable Location Close to Parks and Train Links into the City and West End
- Beautifully Refurbished Throughout
- Period Features
- Large Reception Room
- Dining Room
- Luxury Eat-in Kitchen
- Four Bedrooms
- Ground Floor Utility Room and WC
- Character Style Shower Room
- Landscaped Rear Garden and a Driveway

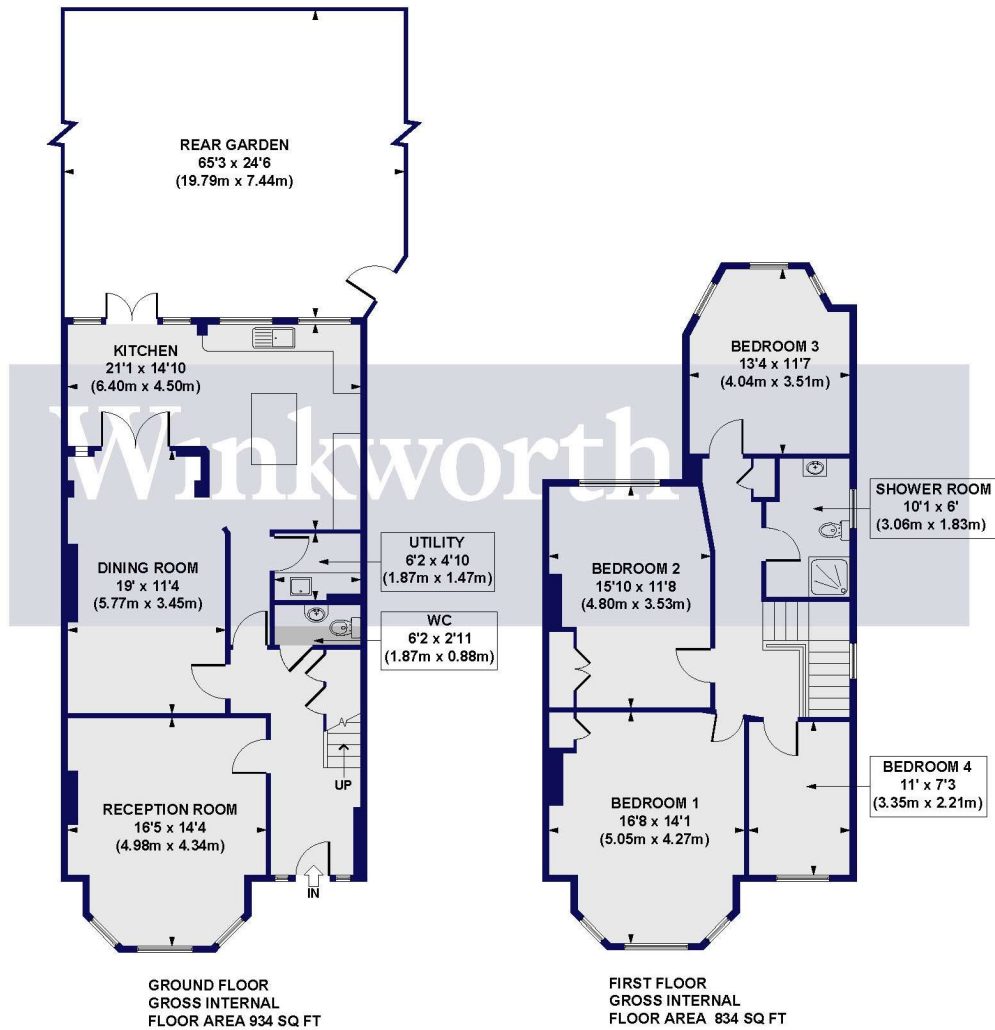






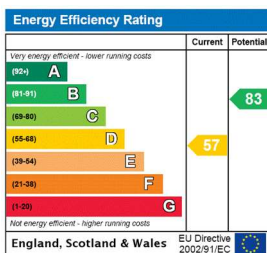
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Approx. Gross Internal Floor Area 1768 sq. ft / 164.25 sq. m



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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