



NEW RIVER CRESCENT, N13
£775,000 FREEHOLD

**BEAUTIFUL EDWARDIAN HOME BLENDING PERIOD CHARM
 WITH CONTEMPORARY DESIGN, CLOSE TO HAZELWOOD
 PRIMARY SCHOOL AND PALMERS GREEN STATION.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A beautiful Edwardian home in a desirable location, just a short stroll from the sought-after Hazelwood Primary School, within easy reach of Palmers Green Overground (with direct trains to Moorgate), and close to the open green spaces of Broomfield Park and Hazelwood Recreation Ground.

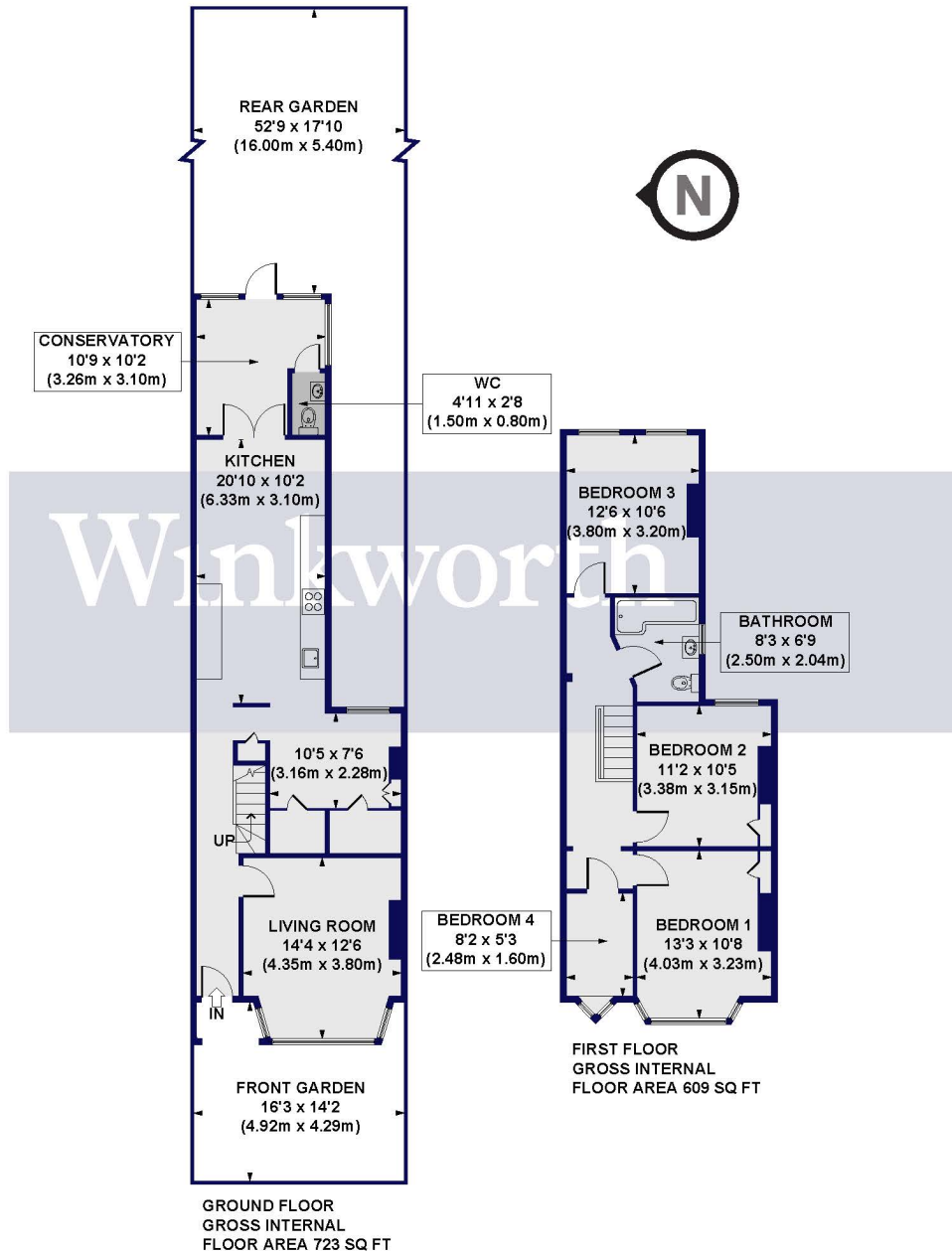
Lovingly refurbished by the current owners, the property successfully blends period character with contemporary design, creating an inviting interior with flexible accommodation and high ceilings. The spacious entrance hall features tessellated tiled flooring, setting a welcoming first impression. At the front, the reception room boasts a wide bay window, original stripped wood floors, and an open fireplace. To the rear, the house has been thoughtfully reconfigured to create a stunning open-plan space showcasing a modern kitchen with an extensive range of wall and base units, space for a range cooker - ideal for cooking enthusiasts, and a striking exposed brick feature wall. One end of the kitchen provides a versatile play area or potential home office, while the other offers a relaxed lounge space. Crittall-style doors open into a bright conservatory with access to a WC - perfect for entertaining. Upstairs, a generous landing leads to four bedrooms, three of which are well-proportioned doubles, along with a modern family bathroom.

Outside, the rear garden offers a peaceful retreat that backs onto the New River. A decked terrace sits just off the conservatory, while a patio at the end of the garden provides the perfect spot for catching the afternoon sun.

Every detail in this home has been thoughtfully considered, making it ready for its next owners to simply move in, relax, and enjoy.



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Approx. Gross Internal Floor Area 1331 sq. ft / 123.68 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.

EPC to follow

Tenure: Freehold

Council Tax Band: London Borough of Enfield – Band E

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

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