

KELVIN AVENUE, N13
OFFERS OVER £600,000 FREEHOLD

**CHARMING EDWARDIAN HOME WITH POTENTIAL IN
 A GREAT LOCATION, OFFERED CHAIN-FREE.**

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

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DESCRIPTION:

A charming three-bedroom Edwardian end-of-terrace house, situated on a sought-after road, within easy reach of local schools and excellent transport links, including Palmers Green and Bowes Park overground stations (with services to Moorgate), Arnos Grove and Wood Green tube stations (Piccadilly Line).

Offered for sale chain-free, the property benefits from 1,153 sq. ft of well-proportioned living accommodation, featuring high ceilings and the potential to extend (subject to planning consent). The ground floor comprises a welcoming entrance hall with original tessellated tiled flooring and staircase. At the front of the house is a spacious reception room with a wide, south-facing bay window and panelled ceiling. A separate dining room is located at the rear of the property and benefits from a patio door leading to a conservatory, as well as an additional door to a useful WC. There is also a galley kitchen that leads into the conservatory, offering potential to convert or extend into a spacious kitchen/diner (subject to the necessary planning consent). On the first floor, there are three well-proportioned bedrooms, a bathroom, and a separate WC. Outside, you will find a generous 51'3" x 27'8" rear garden, with a garage at one end accessed via a service road to the side.

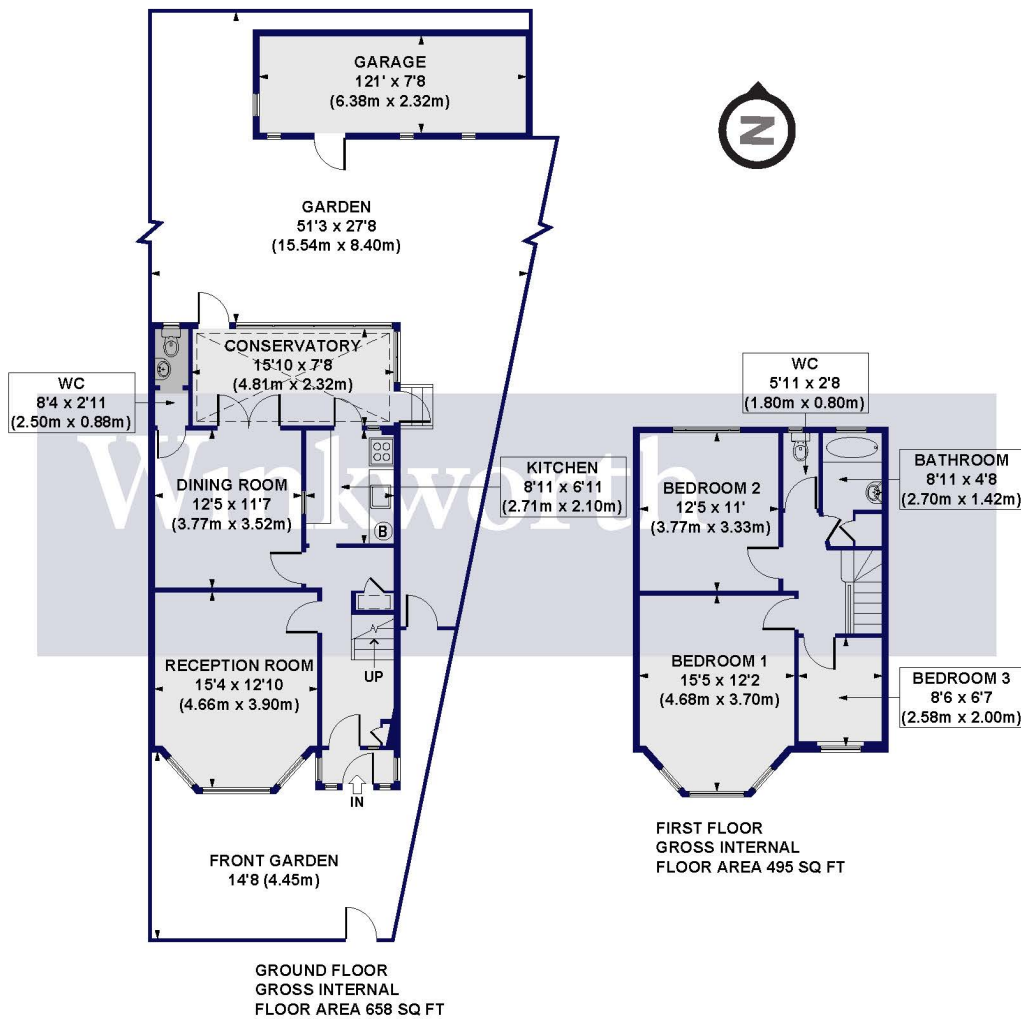
The house has been awarded a blue plaque, marking the site of Bowes Manor—former residence of Thomas Wilde, 1st Baron Truro (1782–1855), who served as Lord Chancellor from 1850 to 1852.

Although the property would benefit from some updating, it represents an excellent opportunity for a purchaser to create a bespoke home in a convenient and desirable location.



Kelvin Avenue, N13

Approx. Gross Internal Floor Area 1153 sq. ft / 107.12 sq. m (Excluding Garage)



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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

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

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