



Fox Lane, N13

Offers Over: £950,000 *Freehold*

A stunning Edwardian home brimming with character and charm, situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station (with direct links to Moorgate) and equidistant from the popular Broomfield Park and Grovelands Park.



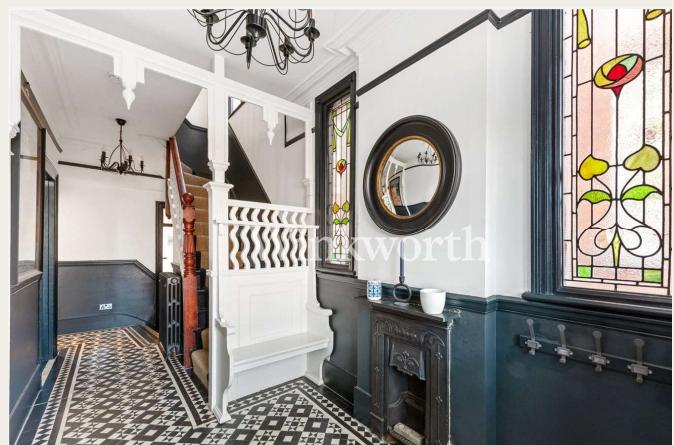
Palmers Green

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KEY FEATURES

- Beautifully Presented Edwardian Home
- Desirable Location Equidistant to Broomfield Park and Grovelands Park, Palmers Green BR Station (to Moorgate) and Easy reach of Southgate Tube (Piccadilly Line) via a W9 Hopper Bus close to the Property
- Extensively and Sympathetically Updated by Current Owner
- Wealth of Period Features Including Stained-Glass Windows, Cast-Iron Fireplaces and High Corniced Ceilings
- Cast Iron Radiators on Ground Floor



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DESCRIPTION

Originally built as a four-bedroom home, this exceptional home has been significantly updated and reconfigured to provide 1,670 sq. ft. of beautifully presented living accommodation that seamlessly blends elegant period features with contemporary detailing.

A beautiful stained-glass front door opens into an impressive entrance hall with tessellated tiled flooring, a monk's bench, and a cast iron fireplace. A door at the end of the hall provides convenient side access to the property.

The first room off the entrance hall is a grand 24'2 long reception room featuring a high ceiling, a grand bay with sash windows and fitted shutters, a cast iron fireplace, bespoke cabinetry, and stripped wood flooring. To the rear, a spacious dining room enjoys tall French doors that flood the space with natural light. The room is further enhanced by a high corniced ceiling, stunning fireplace and bespoke shelving with built-in base units skilfully integrated into the alcoves. The charming kitchen benefits from an extensive range of wall and base units with a block-wood worktop, space for a double cooker, and a breakfast table. A door provides additional access to the rear garden.

On the first floor, you will find three generously proportioned bedrooms, including an exceptional principal bedroom with panelled walls, sash windows with fitted shutters, a cast iron fireplace, and two full-height built-in wardrobes. The adjacent bedroom features French doors opening onto a charming front-facing balcony. The bathroom is truly stunning, boasting a traditional suite with a freestanding clawfoot bath, 'his and hers' wash hand basins, and a double walk-in shower.

Outside, the south-westerly aspect rear garden has been designed for low-maintenance enjoyment, with a spacious sun deck, an artificial lawn, and a large timber shed for additional storage. The front garden features a charming tessellated tiled footpath and a lawn.

We highly recommend an internal viewing to fully appreciate the space and charm this lovely property has to offer.





LOCATION

Fox Lane is a sought-after road falling within the LTN (Low Traffic Neighbourhood Scheme). The location is ideal for access to public transport links into the centre of London, via Palmers Green overground (to Moorgate) and Southgate tube (Piccadilly line) via the W9 hopper bus. The area also enjoys an excellent selection of coffee shops and restaurants on nearby Aldermans Hill (opposite Broomfield Park) and the historic Southgate Green, whilst Green Lanes and Chase Side offer a more extensive range of shopping amenities.

For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/sale/property/PGN210183>

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.

MATERIAL INFO

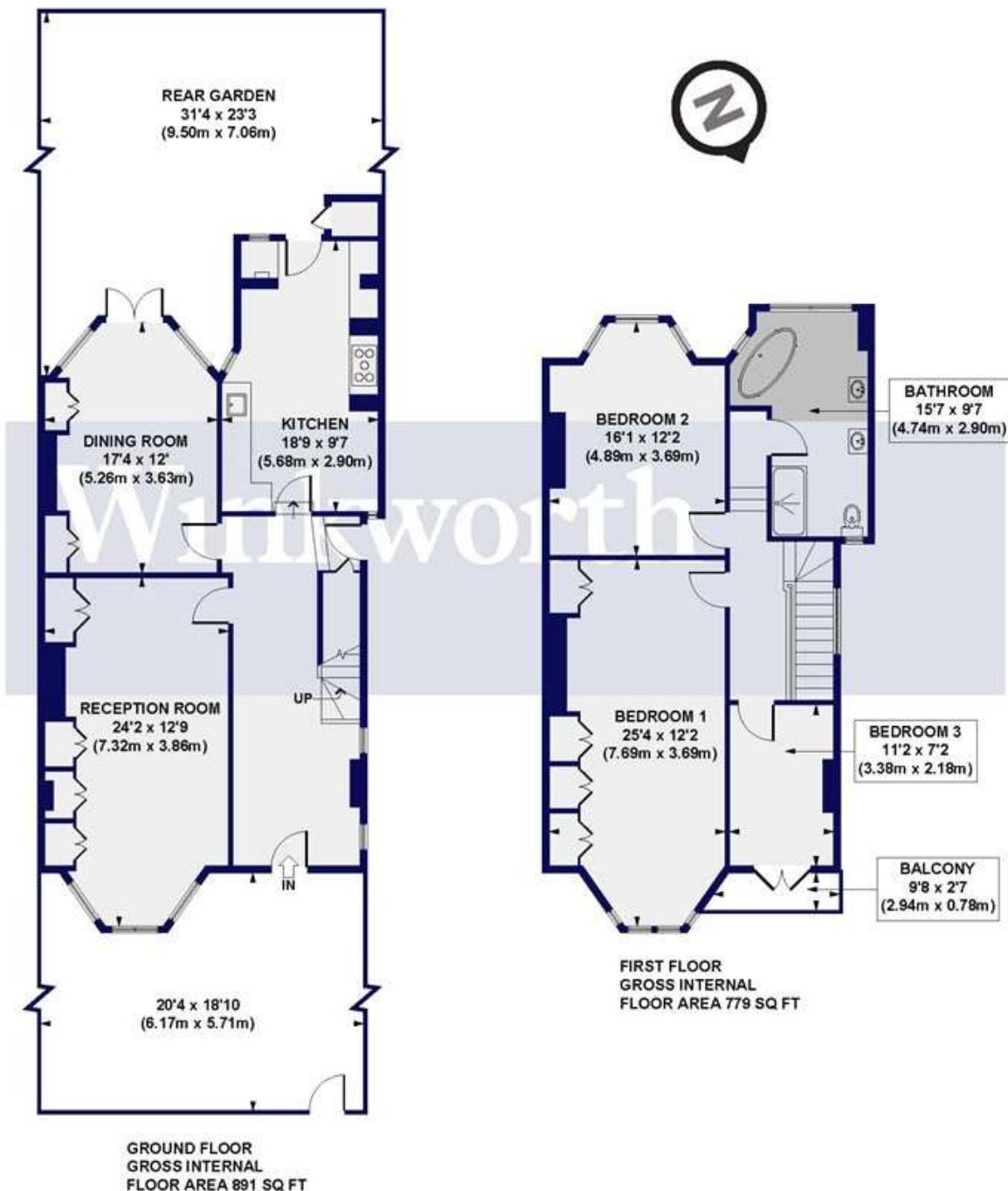
Tenure: Freehold

Council Tax Band: F

EPC rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Fox Lane, N13
Approx. Gross Internal Floor Area 1670 sq. ft / 155.16 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.

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