



GROVELANDS ROAD, N13
£1,075,000 FREEHOLD

A WONDERFUL EDWARDIAN HOUSE BOASTING FIVE DOUBLE BEDROOMS NATURALLY SPANNING OVER THREE FLOORS.

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

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A rarely available five double bedroom Edwardian residence enjoying just under 2000 Sq.ft of expansive accommodation naturally spanning over three floors. Situated within the desirable 'Lakes' conservation area, the property is located within easy reach of Palmers Green mainline BR station (to Moorgate), Broomfield Park, and an excellent selection of cafes and restaurants along nearby Aldermans Hill and Green Lanes.

The ground floor features a large entrance hall with original tessellated tiled flooring (under the existing carpet) leading to a grand reception room and dining room, each with beautiful high corniced ceilings, centre roses and marble fireplace surrounds. Adjacent to the dining room is a generously sized eat-in kitchen, with a door at one end leading into a utility room and a shower room/WC. There are two doors at the end of the entrance hall, one of which leads down to a cellar, whilst the other provides side access. Moving upstairs, split-level landings over the two floors guide into five bedrooms, two bathrooms and a separate WC. Of particular note is the impressive principal bedroom on the first floor with an original cast iron fireplace and a large bay window.

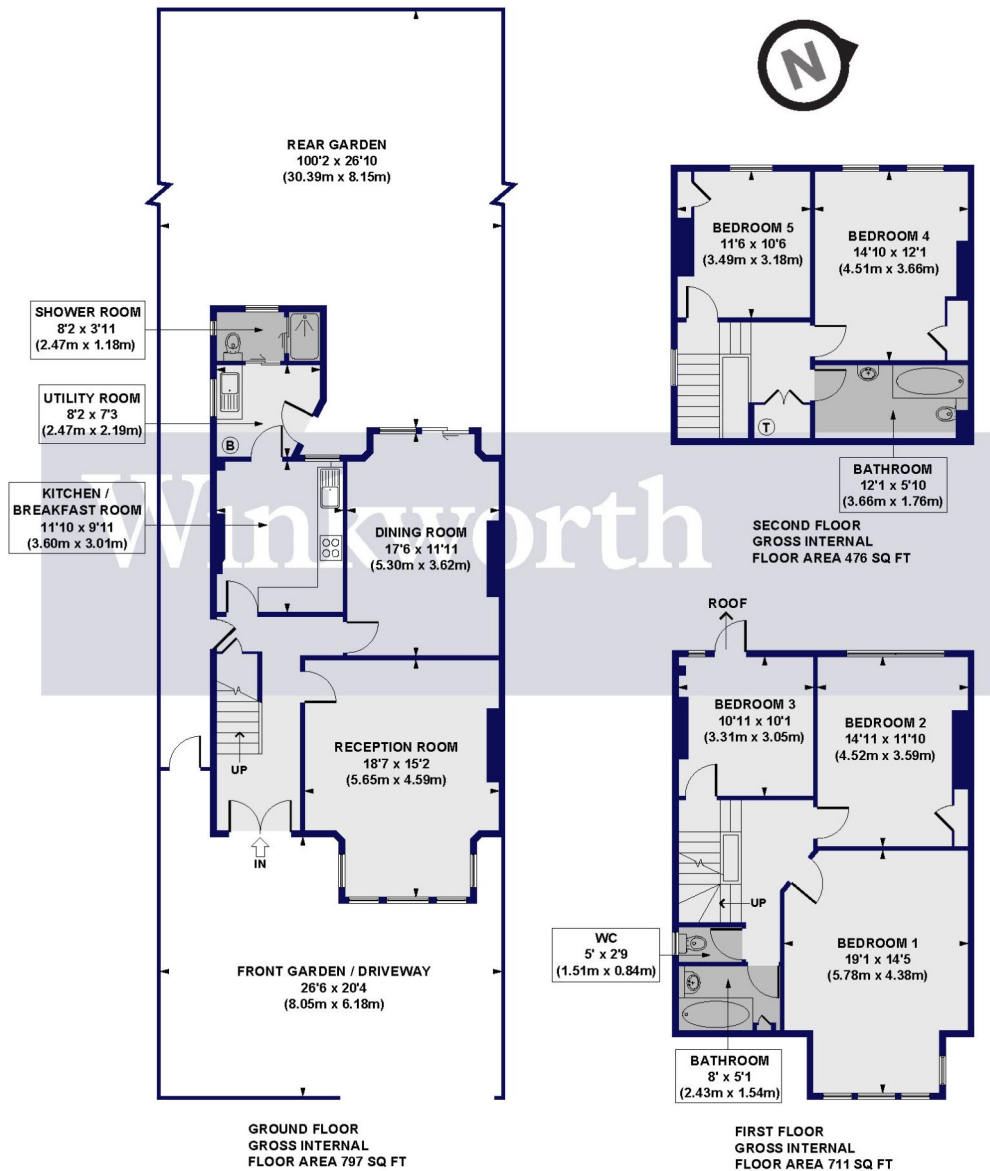
Externally you will find a superb westerly aspect rear garden extending 100' in length, whilst at the front of the house is a driveway, paved garden and a gate leading to the rear garden. Although requiring some modernisation, the property presents a wonderful opportunity to create a lovely family home tailored to one's requirements. Offered for sale with no onward chain.





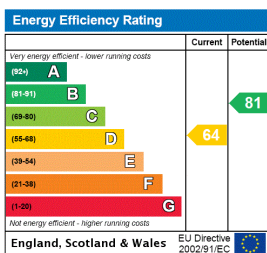
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Approx. Gross Internal Floor Area 1984 sq. ft / 184.35 sq. m



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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