



Hazelwood Lane, N13

Offers Over £700,000 *Freehold*

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A stunning period house offering just over 1,500 sq. ft of beautifully presented living accommodation. Ideally located just a short stroll from Hazelwood Primary School, the property is also within easy reach of Palmers Green BR station, with direct services to Moorgate, as well as a number of green open spaces, including Broomfield Park and Hazelwood Recreation Ground.

This beautifully presented home has been extensively updated to create bright, stylish, and generously proportioned accommodation arranged over three floors. the entrance hallway features striking tessellated tiled flooring, and an exposed wooden staircase leading to the first floor. The ground floor features an elegant front reception room with a high panelled ceiling and stripped wooden flooring, while the rear of the house has been thoughtfully reconfigured to



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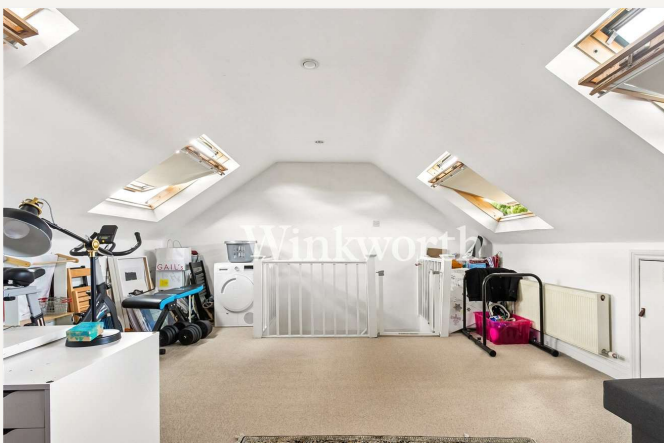
provide an impressive open-plan kitchen/dining room.

The kitchen is fitted with an extensive range of contemporary units, quartz worktops, integrated appliances, and a central island with a breakfast bar. Porcelain tiled flooring runs throughout, and French doors open directly onto the patio.

The first-floor features three well-proportioned bedrooms and a modern family bathroom. The loft has been converted to provide an exceptionally spacious and versatile room. Its generous proportions make it ideal for a variety of uses, including a home office, playroom, hobby room or occasional guest space.

Externally, the property enjoys a south-westerly facing rear garden extending to just over 61 ft, while the front of the property benefits from a wide block-paved driveway providing off-street parking. Offering an exceptional blend of period charm and contemporary living, this outstanding family home must be viewed internally to be fully appreciated. Early viewing is highly recommended.





MATERIAL INFO

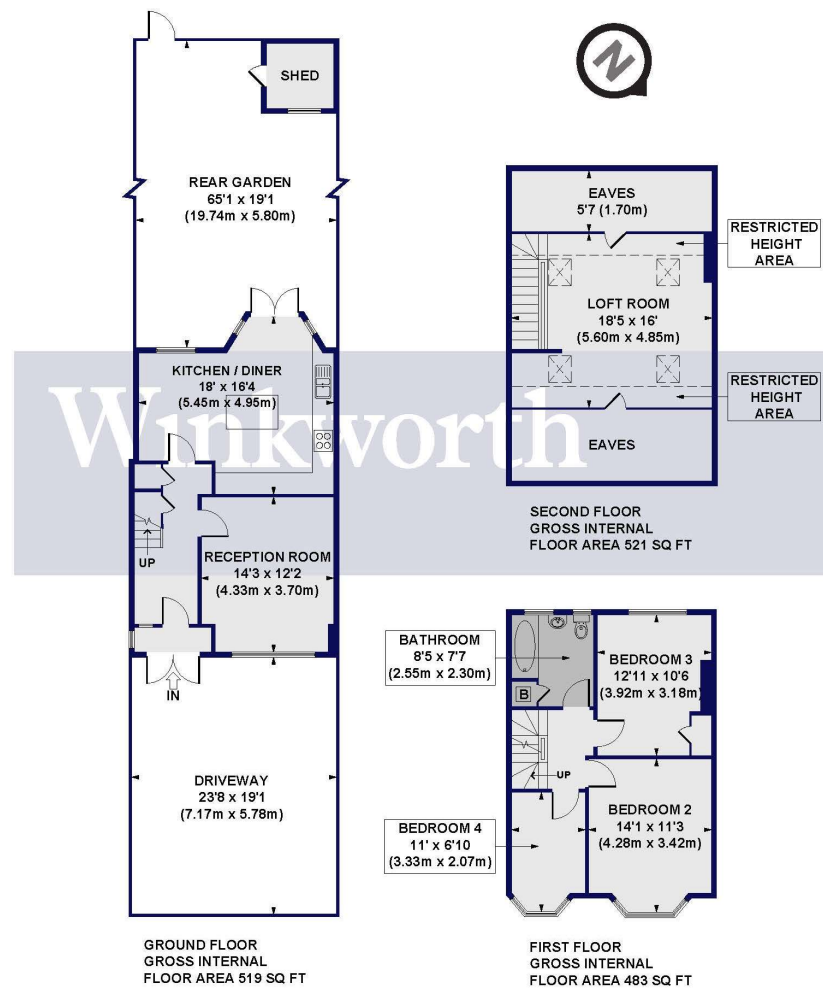
Tenure: Freehold

Council Tax Band: London Borough of Enfield - Band E

EPC rating: C

Hazelwood Lane, N13

Approx. Gross Internal Floor Area 1523 sq. ft / 141.50 sq. m(Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1222 sq. ft / 113.55 sq. m(Excluding Restricted Height Area & Eaves)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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