



FOX LANE, N13
£975,000 FREEHOLD

**A CHARACTER-FILLED EDWARDIAN HOUSE LOCATED
WITHIN EASY REACH OF PALMERS GREEN BR
STATION AND BROOMFIELD PARK.**

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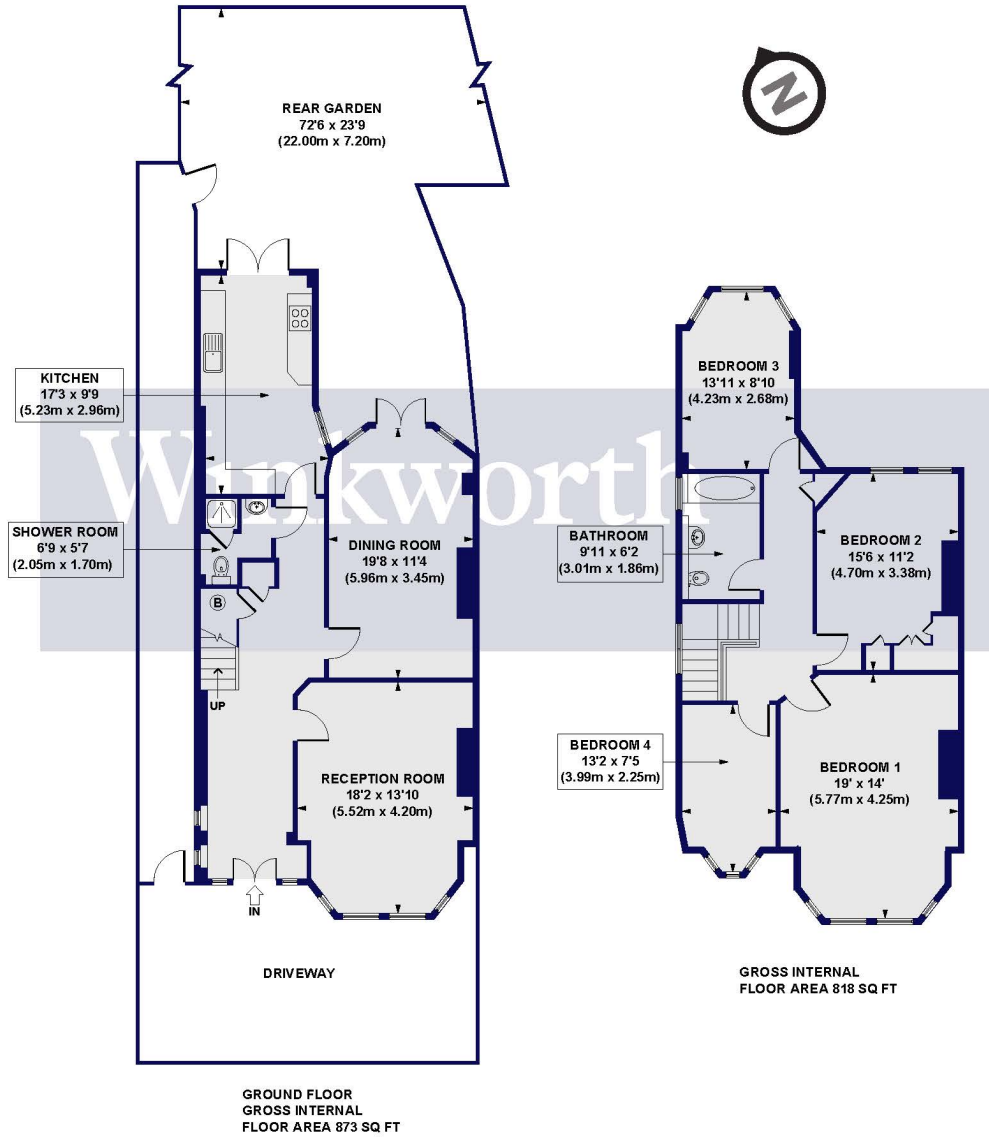
An elegant four bedroom Edwardian house situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station to Moorgate, Broomfield Park, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

The property provides just under 1700 Sq.ft of well-appointed living accommodation filled with a wealth of beautiful character features including high corniced ceilings, cast iron fireplaces, stained glass windows, ornate over-door pediments and high skirting boards. Stained glass double front doors on the ground floor open into a welcoming entrance hall. To the right is a door leading into an impressive front reception room with a striking panelled ceiling, a focal point fireplace and a large bay with exposed wood casement windows. Behind the reception room is a separate and generously sized dining room with leaded light French doors leading out to the patio. At the rear of the house, you will find the spacious eat-in kitchen with contemporary base units and French doors with intricate leaded light detailing providing additional access to the rear garden. The ground floor also benefits from a shower room/WC located at the end of the hall and built-in storage. Moving upstairs, a wide landing leads to four generously sized bedrooms, two of which have cast iron fireplaces. There is also a modern family bathroom which includes a fitted suite with plenty of storage. Externally the property enjoys a well-maintained rear garden extending just over 72' in length, ideal for relaxing and entertaining al fresco during the summer months. At the end of the garden is a chalet-style timber summer house with a power supply, whilst at the front of the property is a block paved driveway suitable for parking up to two vehicles. Offered for sale with no onward chain.





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Approx. Gross Internal Floor Area 1691 sq. ft / 157.14 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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