



BROOMFIELD AVENUE, N13
£1,250,000 FREEHOLD

**AN IMPOSING SEMI-DETACHED EDWARDIAN
RESIDENCE WITH GENEROUSLY PROPORTIONED
LIVING ACCOMMODATION.**

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DESCRIPTION:

An impressive five-bedroom Edwardian residence situated on a no-through road within the desirable 'Lakes' conservation area, moments to Palmers Green BR station and Broomfield Park.

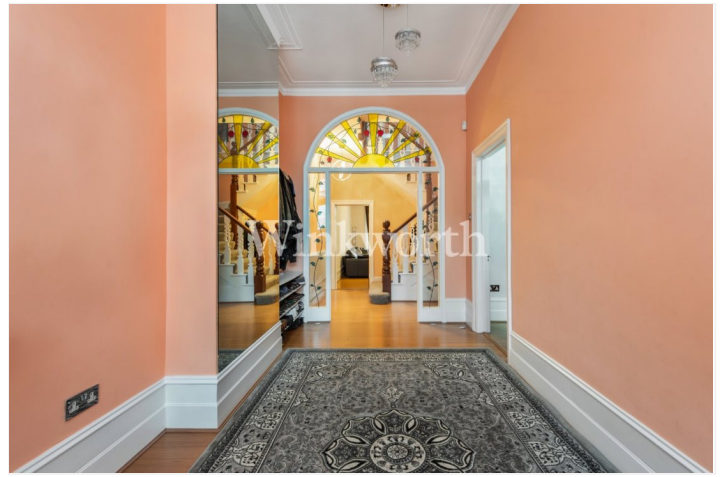
Having undergone significant improvements by the current owner, the property provides over 2,000 Sq.ft of accommodation successfully blending lovely character features with modern finishing touches.

A grand entrance hall leads to all rooms on the ground floor, including access to a cellar. To the immediate right is a stunning front reception room with a high-panelled ceiling, an imposing cast-iron fireplace flanked by two stained glass windows, and a wide bay with double-glazed sash windows. Set at the rear of the house is a second reception room of equal proportion, featuring French doors that provide access to the rear garden. At the heart of this home is an interlinked kitchen and dining room. The kitchen enjoys an extensive range of handleless units, granite worktop, integrated appliances, and large-format tiled flooring. The dining area boasts two large stained-glass windows and a door leading to a WC.

A large landing on the first-floor guides into all bedrooms, three of which are double in size. The principal bedroom also has an en-suite, and there is a beautiful, fully tiled family bathroom with a modern suite.

Moving outside, you will find a well-maintained garden with a wide covered patio and an artificial lawn, as well as a detached outbuilding that serves as a garage, games room and gym. At the front of the property is a block-paved driveway suitable for up to two vehicles.

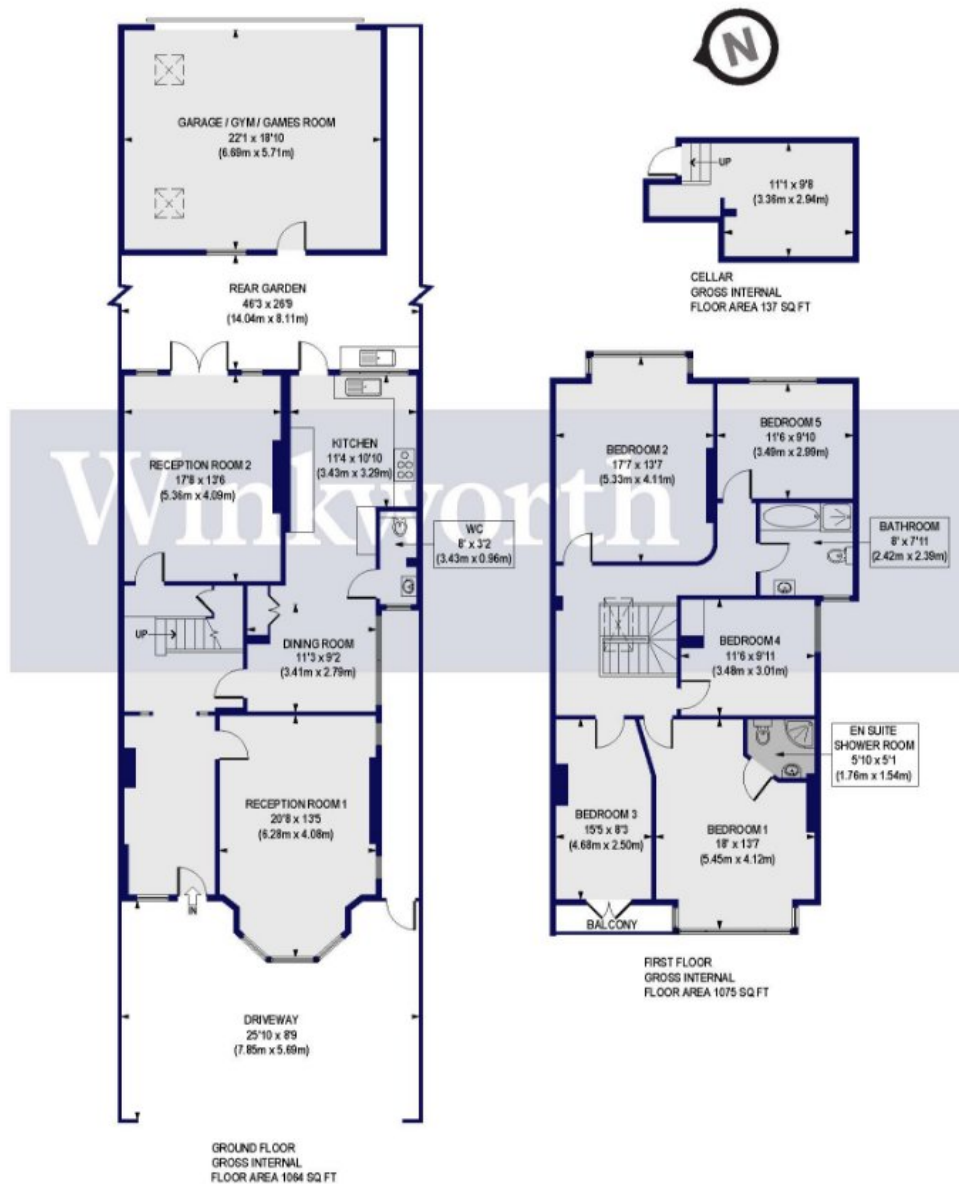
Council Tax: London Borough of Enfield - Band G



Broomfield Avenue, N13

Approx. Gross Internal Floor Area 2687 sq. ft / 249.57 sq. m (Including Garage & Cellar)

Approx. Gross Internal Floor Area 2136 sq. ft / 198.41 sq. m (Excluding Garage & Cellar)



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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