



CAVERSHAM AVENUE, N13
OFFERS OVER £925,000 FREEHOLD

A CHARMING AND BEAUTIFULLY PRESENTED FOUR-BEDROOM EDWARDIAN HOME IN A DESIRABLE LOCATION.

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DESCRIPTION:

A beautiful terraced Edwardian house in a desirable location, approximately half a mile from Palmers Green rail station (to Moorgate) and the shopping amenities on Green Lanes. You will also find a great choice of open spaces nearby, including Broomfield and Grovelands Parks.

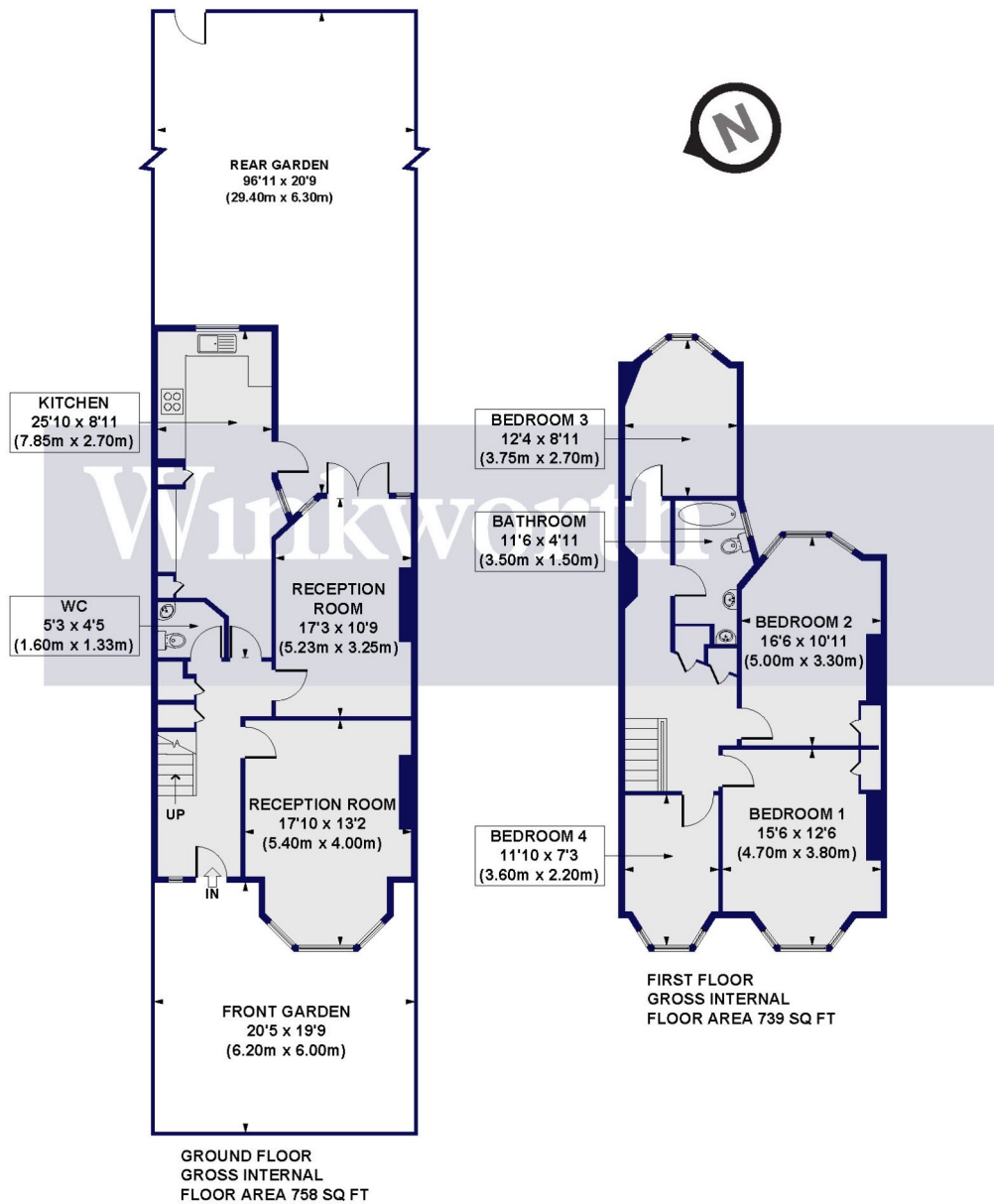
The property boasts a wealth of charming original features blended with modern finishing touches. Step into the welcoming entrance hall with its striking tessellated tiled flooring and embossed wall lining, which rises up to the first floor, instantly creating a sense of character and elegance that the rest of the house has to offer. Accommodation on the ground floor consists of two separate reception rooms, both with stunning fireplaces and high panel ceilings. The front reception room benefits from a bay with fitted shutters, while the second reception room has French doors leading out to a decking area. At the rear of the house is an impressive 25' 10" long eat-in kitchen, thoughtfully designed to maximise storage and counter space, making it ideal for those who enjoy cooking and entertaining. You will also find a useful guest WC. On the first floor are four well-proportioned bedrooms and a family bathroom. There is also access to a large loft that offers the potential to convert into a generous fifth bedroom if desired (subject to any planning consent).

Outside, the property continues to impress with its lovely mature rear garden extending just under 100' in length. At one end, there is a spacious wooden deck sheltered by a lush pergola adorned with vines, creating a picturesque canopy that offers shade and a tranquil ambiance, ideal for al fresco dining. Beyond the deck, a well-maintained lawn framed by lush greenery offers privacy and peace. The front garden is tastefully landscaped, with a black and white tiled footpath, lawn, and a manicured hedge. Behind the garden, there is an additional plot of land currently used by the homeowner. We are advised the plot is owned by Network Rail and leased by the homeowner. While a new owner might have the opportunity to use this plot (subject to applicant to Network Rail), it is not included in the sale of the property.

We highly recommend a viewing to fully appreciate the natural light and character this wonderful property has to offer.



Caversham Avenue, N13
 Approx. Gross Internal Floor Area 1497 sq. ft / 139.08 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	86
(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	

Council Tax: London Borough of Enfield – Band F



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