



**THE LARCHES, N13**  
**OFFERS OVER £700,000 FREEHOLD**

**AN IMPRESSIVE FAMILY HOME IN EASY REACH OF  
SCHOOLS AND OPEN-SPACES, BOASTING A SPACIOUS  
INTERIOR WITH MODERN FINISHING TOUCHES.**

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## DESCRIPTION:

A beautifully presented three-bedroom end-of-terrace house situated on a popular residential turning, within easy reach of Winchmore Secondary school, Firs Farm and Highfield Primary schools, and several open spaces including Firs Farm Wetlands and Clowes football/cricket ground.

The property has been meticulously updated by the current owner to create a stunning interior filled with an array of modern touches and energy-saving features. The ground floor benefits from a spacious lounge at the front of the house with a wide bay window. At the end of the entrance hall is a door leading to a wet room/WC. The rear of the house has been remodelled to create a spectacular open-plan kitchen/dining room connected to the garden by a large set of bifold doors. The kitchen is a chef's dream with its stainless-steel floor-to-ceiling units, centre island, and seamless work top. The space also benefits from automatic solar-powered ventilation and a remote-controlled skylight. On the first floor are three bedrooms, two of which have fitted wardrobes. There is also a stylish shower room with modern high-end fittings, and just off the landing is a built-in cupboard with space and plumbing for a washing machine. The ground and first floor also benefit from zoned underfloor heating. Outside you will find a wide rear garden with a sun deck, lawn, and a garage accessed via a gate and hardstanding at the side of the house. There is also a block paved driveway at the front of the house. The property is offered for sale with no onward chain.

### **The Seller has informed Winkworth of the following additional specifications:**

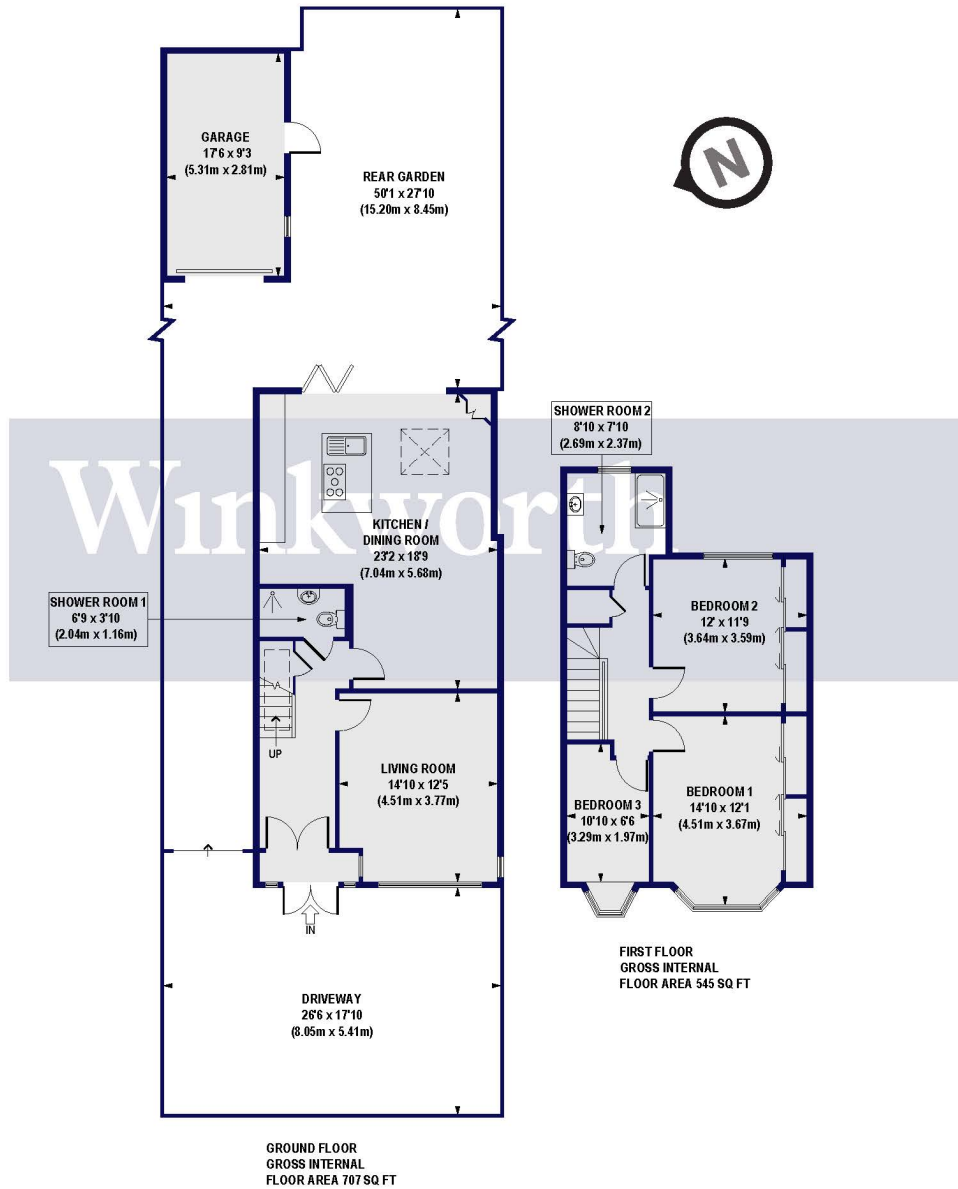
Zoned electric underfloor heating on the first floor - Gas underfloor heating on the ground floor controlled with 'Heat Miser' thermostats - Both floors also benefit from underfloor insulation - LED lights throughout, with exception of the loft - Bedrooms 1, 2 and the kitchen are hardwired for TV - All bedrooms, lounge, dining room, and kitchen hardwired with CAT6 cabling - High pressure 'Megaflo' water tank in loft - Worcester Bosch boiler - Internal thermal plasterboard insulation - Heat recovery fans in ground floor WC - Extra wide doors on ground floor for wheelchair access - Solid oak architraves, boarded and insulated loft - Light and power in the garage with a mini fuse board - Water softener serving toilets, washing machine, dishwasher, and taps except for kitchen drinking water.



# The Larches, N13

Approx. Gross Internal Floor Area 1412 sq. ft / 131.19 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1252 sq. ft / 116.27 sq. m (Excluding Garage)



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	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	85
(69-80) <b>C</b>	75
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

All figures that are shown were correct at the time of listing.



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