



FOX LANE, N13  
**£1,075,000 FREEHOLD**

**AN ELEGANT AND CHARACTER-FILLED EDWARDIAN HOME IN THE HEART OF THE 'LAKES' CONSERVATION AREA, OFFERING OVER 2,400 SQ. FT OF FLOOR AREA.**

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## DESCRIPTION:

A substantial, character-filled Edwardian semi-detached residence located in the sought-after 'Lakes' Conservation Area. The property offers easy access to Palmers Green mainline BR station (with services to Moorgate), as well as the open green spaces of Broomfield and Grovelands Parks. A fantastic selection of cafés and restaurants can also be found nearby on Aldermans Hill and Green Lanes.

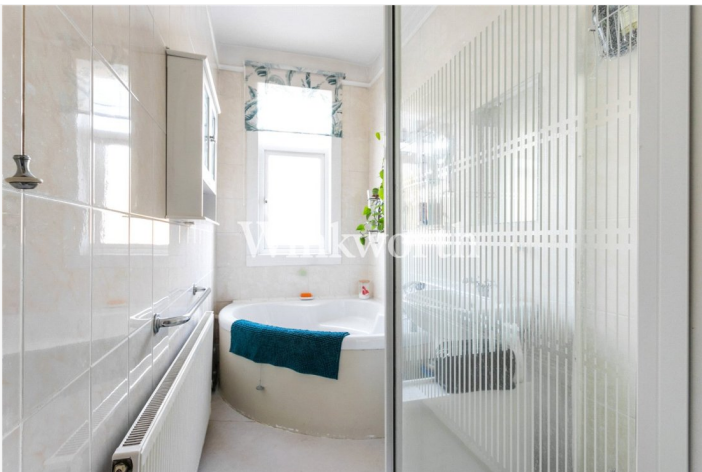
Boasting a generous floor area of 2,420 sq. ft., the property showcases beautifully proportioned rooms, many featuring high ceilings. The ground floor provides an impressive entrance hall with striking tessellated tiled flooring. At the front of the house is a spacious reception room with a wide bay window and two charming stained-glass windows flanking the chimney breast, drawing in an abundance of natural light. Double doors lead into a morning room, which in turn opens into a kitchen area with a useful WC at one end. A second reception room, located at the rear and accessible via both the kitchen and entrance hall, provides a tranquil setting to relax while enjoying views of the garden. Both reception rooms and the morning room are enhanced by stripped wood flooring, adding warmth and character.

The first-floor hosts four well-proportioned bedrooms, three of which are doubles. One bedroom is currently used as a home office but can easily be reinstated. The principal bedroom features a dressing area with a built-in wardrobe, while a family bathroom and a separate WC complete the first-floor accommodation. The loft has been thoughtfully converted to create a superb fifth bedroom, accessed via a wide staircase. The room benefits from ample built-in storage and a shower room.

Externally, the property enjoys a delightful south-west facing rear garden extending approximately 82' in length, with the convenience of side access, whilst a driveway at the front provides off-street parking.

We highly recommend viewing to fully appreciate the space, charm, and versatility this exceptional home has to offer.

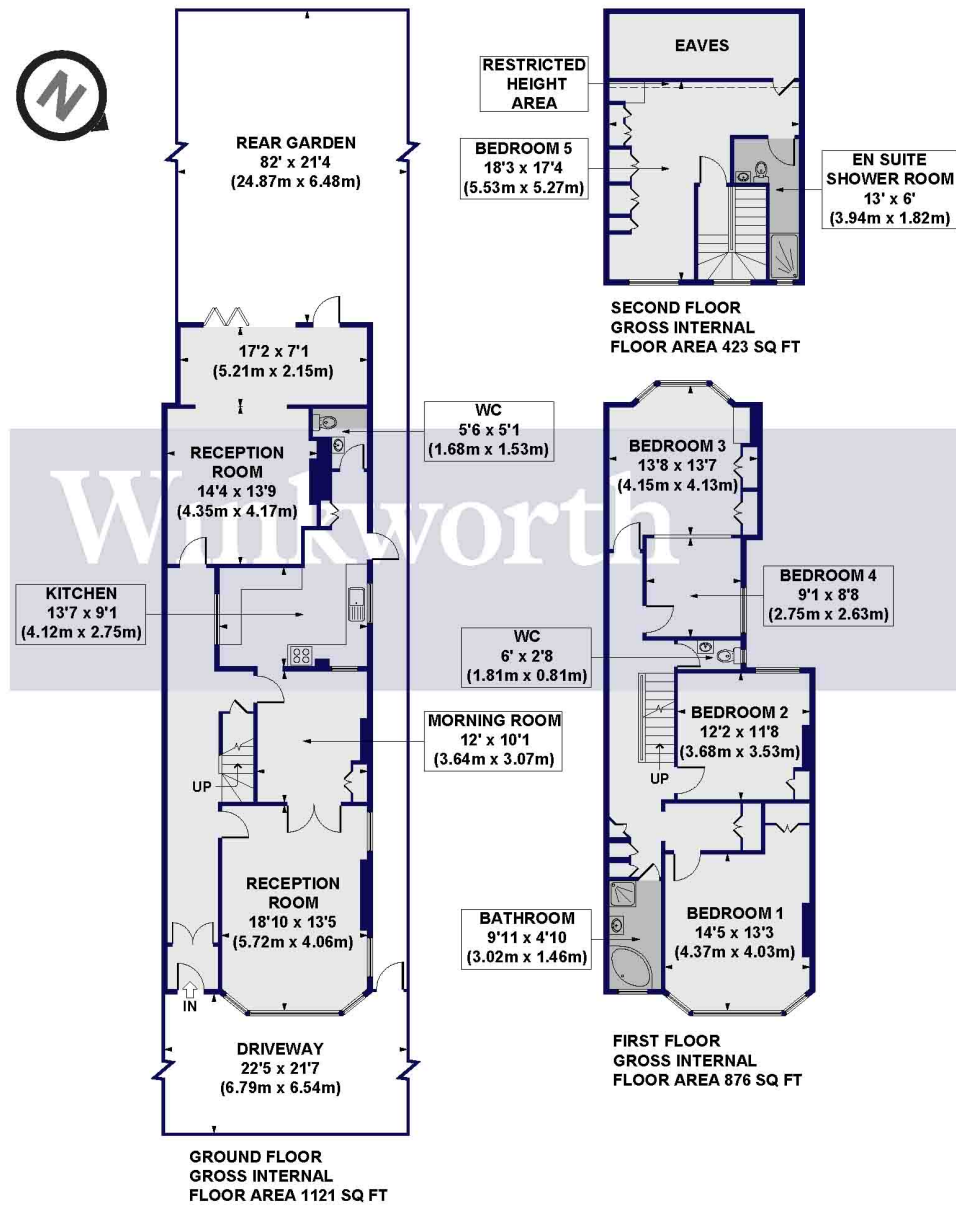






# Fox Lane, N13

Approx. Gross Internal Floor Area 2420 sq. ft / 224.81 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 2303 sq. ft / 213.95 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax: London Borough of Enfield – Band G

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



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