



HAZELWOOD LANE, N13
£700,000 FREEHOLD

**A SPACIOUS AND CHARACTER-FILLED EDWARDIAN HOME
LOCATED CLOSE TO HAZELWOOD PRIMARY SCHOOL, PARKS,
AND PALMERS GREEN RAIL STATION TO MOORGATE.**

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DESCRIPTION:

A charming four-bedroom Edwardian home offered for sale chain-free and with planning consent granted for a single storey rear extension. The property enjoys beautiful character features and just over 1500 Sq.ft of accommodation arranged on three floors, located a short stroll from the popular Hazelwood Primary School, with Broomfield Park, Hazelwood Recreation Ground, and Palmers Green rail station within easy reach.

A part-stained glass front door reveals a welcoming entrance hall with striking tessellated tiled flooring and a Monks bench. A generously sized front reception room features a round bay with sash windows and a feature fireplace. At the rear of the house is an impressive dining room with a stunning tall fireplace, a bay with stained glass inserts, and French doors. Both rooms enjoy high panel ceilings and wooden flooring. An opening in the dining room leads into an 18'11 long kitchen fitted with contemporary units and a granite worktop. There is also a pine dresser and a stable door. Moving up to the first floor, you will find three generously sized bedrooms, two of which have original fitted wardrobes. Additionally, there is a traditional family bathroom and a separate WC serving the first floor.

The loft has been transformed into a superb principal bedroom with ample eaves storage and a separate shower room just off the landing. The bedroom window provides far-reaching views of Alexandra Palace, Canary Wharf, and the City of London.

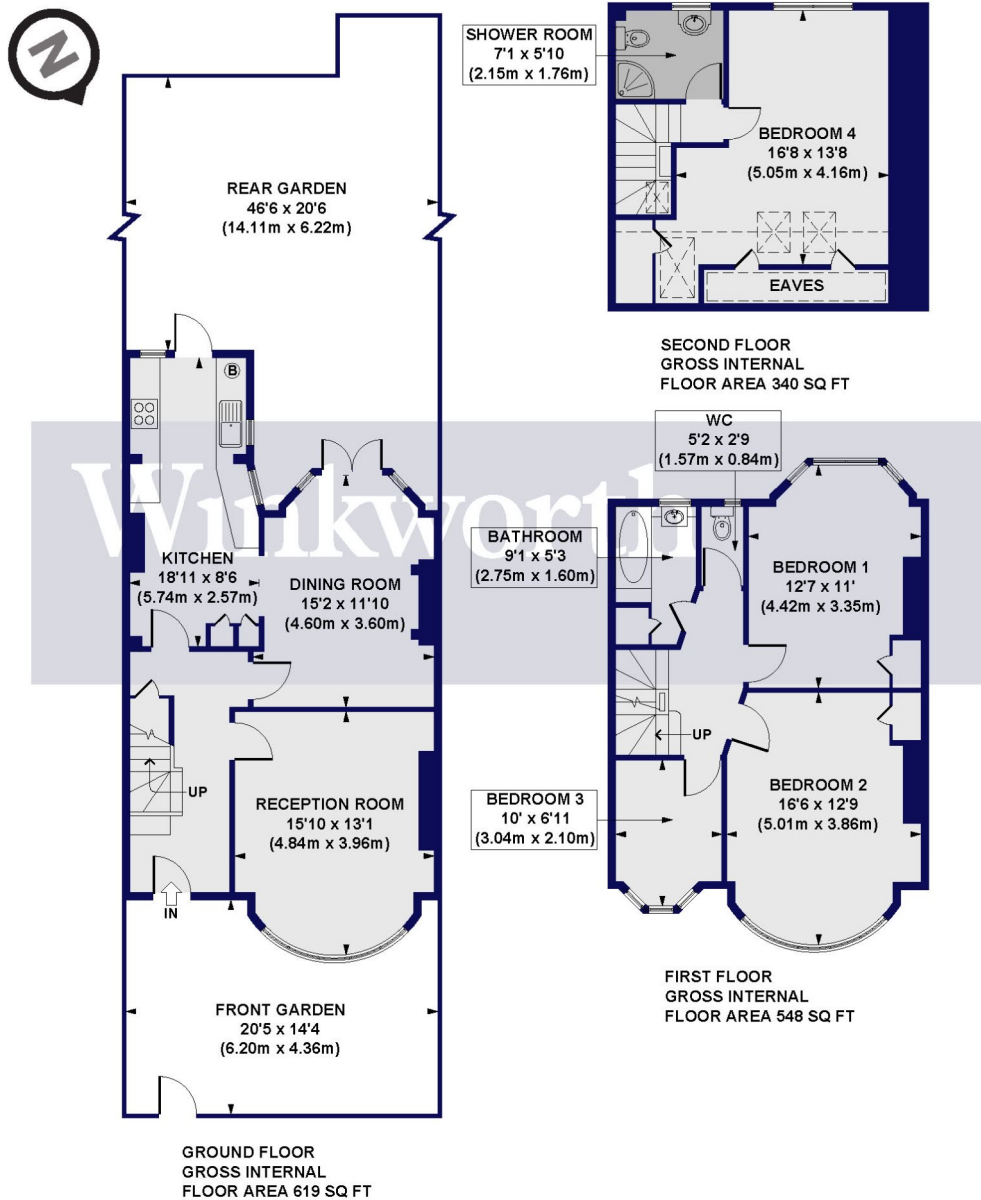
Externally, the property enjoys a southerly aspect rear garden extending just over 46'6 in length, as well as a front garden. Viewing is advised to fully appreciate the character and space offered by this lovely property.

Council Tax: London Borough of Enfield - Band E



Hazelwood Lane, N13

Approx. Gross Internal Floor Area 1507 sq. ft / 140.05 sq. m (Inc Restricted Height)
 Approx. Gross Internal Floor Area 1425 sq. ft / 132.38 sq. m (Exc Restricted Height)



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 | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (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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