



LAKESIDE ROAD, N13
OFFERS OVER £1,100,000 FREEHOLD

A GENEROUSLY PROPORTIONED FIVE-BEDROOM PERIOD HOUSE IN A DESIRABLE LOCATION, BOASTING 2330 SQ.FT OF ACCOMMODATION ARRANGED ON THREE FLOORS.

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DESCRIPTION:

A charming five-bedroom semi-detached period residence situated within the desirable 'Lakes' conservation area, offering easy access to Palmers Green mainline BR station to Moorgate, Broomfield and Grovelands Parks, and an excellent selection of cafes and restaurants on nearby Aldermans Hill and Green Lanes.

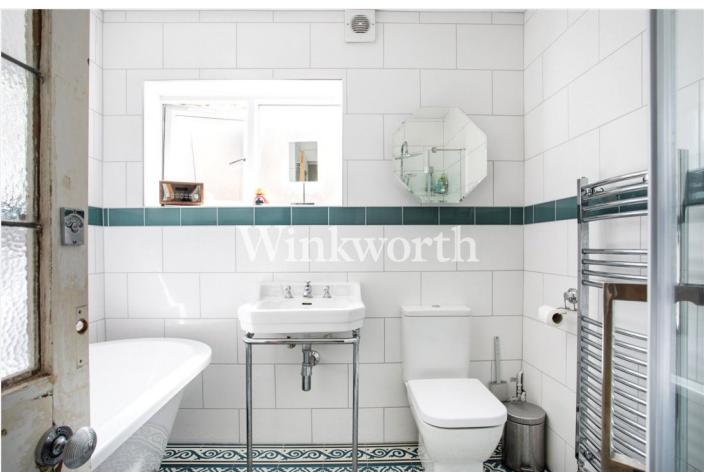
The property boasts 2330 Sq.ft of floor area with the added benefit of a garage, a rare addition for a property in the conservation area. At the front of the house is an impressive adjoining 29'8" long reception room, ideal for relaxing and entertaining. At one end is a bay window with fitted shutters and a feature fireplace, while at the other end is a wood burner, adding charm to the room. At the rear of the house is a 23'1" x 12'7" open-plan kitchen/dining room with access to a useful utility room and cloakroom.

The first floor provides four double bedrooms, one of which has a lovely corner window, and an elegant family bathroom with a four-piece suite. The loft has been converted into a fifth double bedroom with a lounge/study area and patio doors opening onto a flat roof (not to be used for access).

Outside, you will find a secluded south-east facing rear garden extending approximately 78' in length. At the front, there is off-street parking and a shared drive leading to the garage.

We highly recommend a viewing to fully appreciate the space the property has to offer.

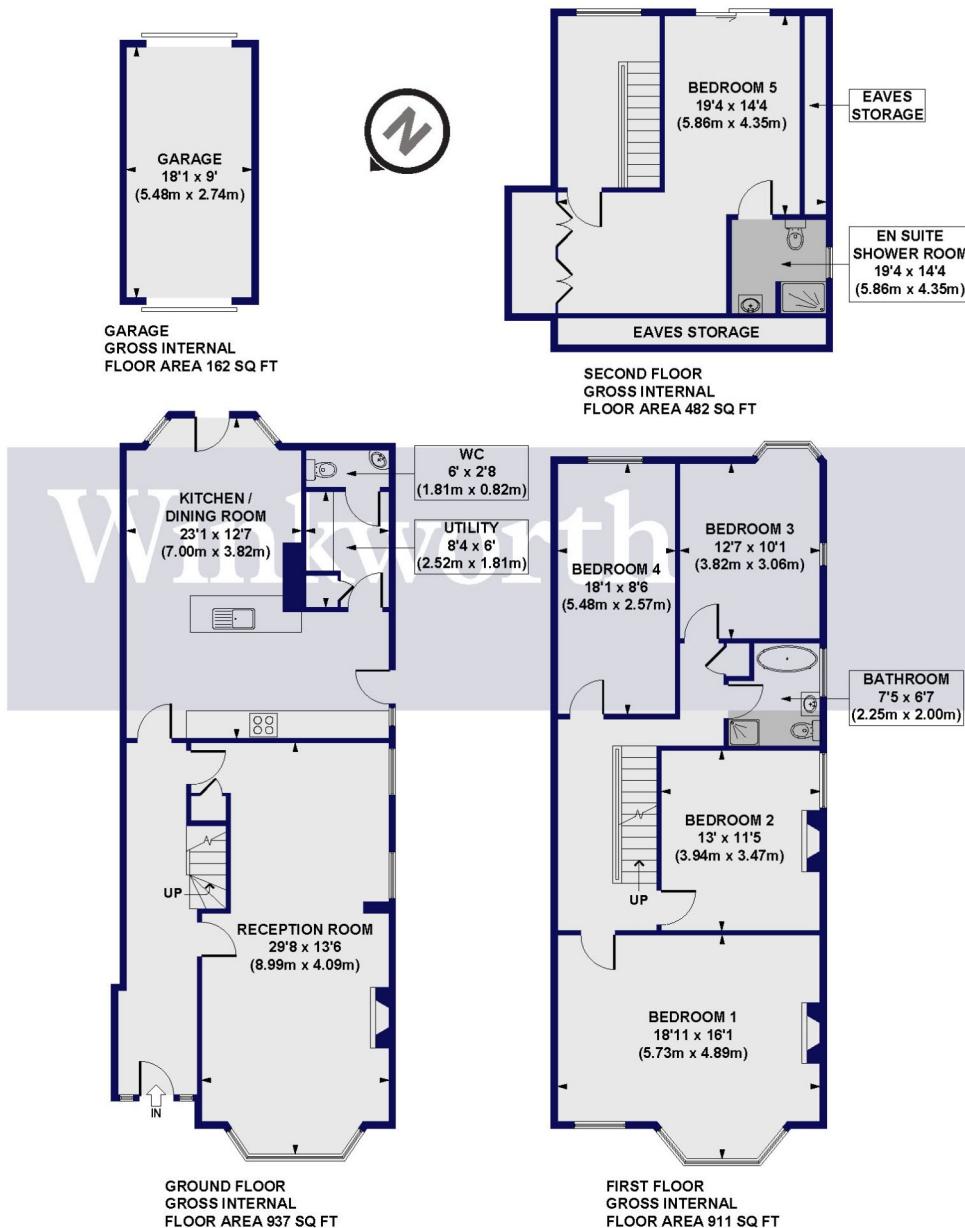
Council Tax: London Borough of Enfield - Band G



Lakeside Road, N13

Approx. Gross Internal Floor Area 2492 sq. ft / 231.52 sq. m (Including Garage)

Approx. Gross Internal Floor Area 2330 sq. ft / 216.50 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		
	Current	Potential
Very energy efficient - lower running costs		
(B2)	A	
(B1-91)	B	
(E9-80)	C	
(E8-68)	D	
(D9-54)	E	
(F2-38)	F	
(G1-26)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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