



FOX LANE, N13  
OFFERS IN EXCESS OF £1,000,000 FREEHOLD

**A SPACIOUS FIVE BEDROOM SEMI-DETACHED HOUSE  
WITH WELL-APPOINTED LIVING ACCOMMODATION.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

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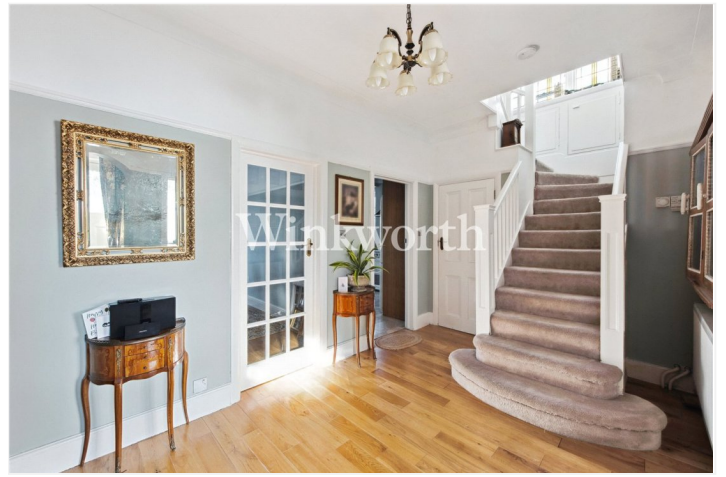


## DESCRIPTION:

A superb five-bedroom semi-detached house situated in a desirable location, close to Palmers Green mainline BR station (with direct links to Moorgate) and equidistant from the popular Broomfield Park and Grovelands Park.

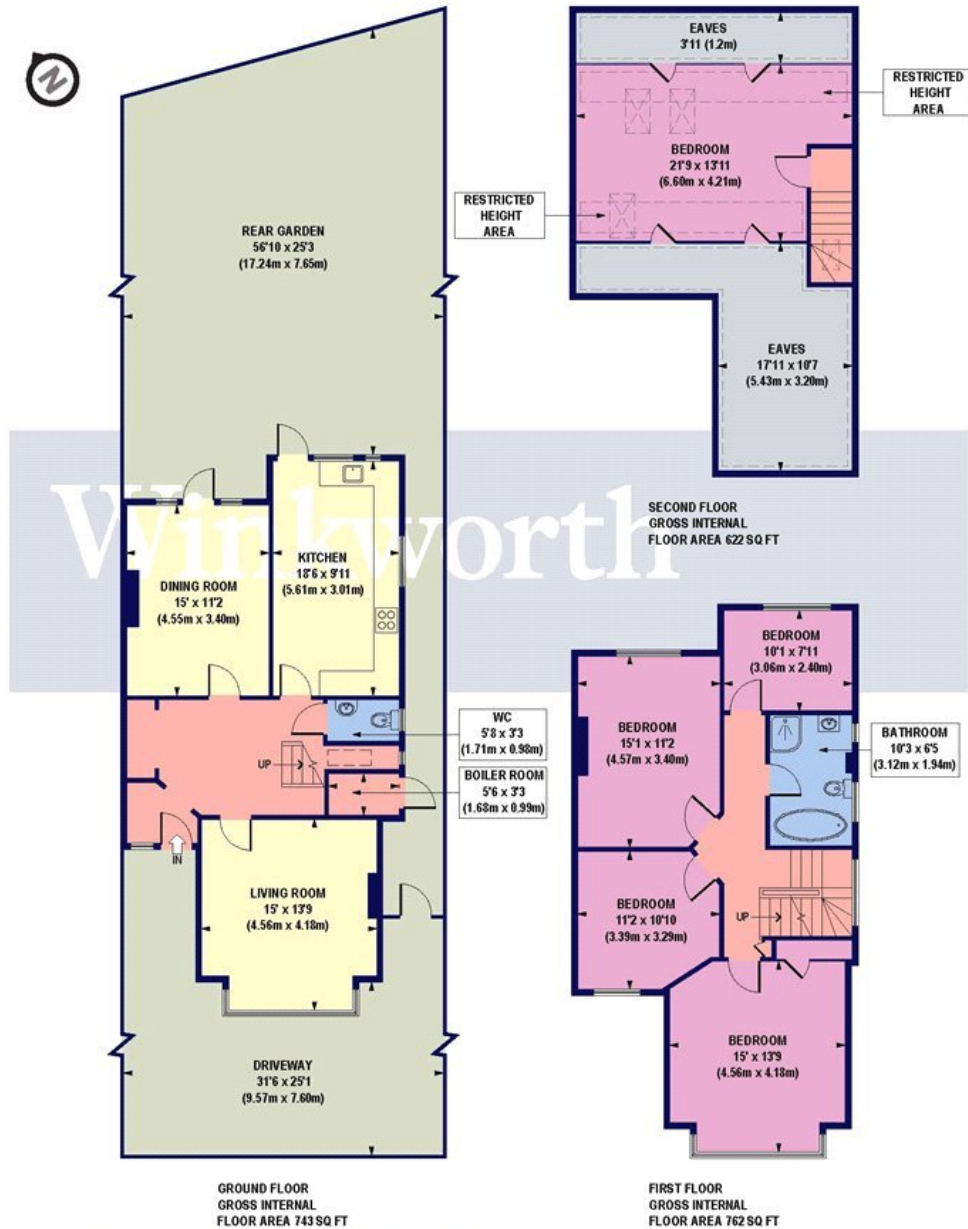
The property boasts 2126 sq.ft. of floor area with most rooms enjoying high ceilings. The ground floor features an impressive entrance hall, a spacious front living room with a box bay window and a feature fireplace, and a separate dining room with a feature fireplace and a door leading to the rear garden. An impressive 18'7" eat-in kitchen offers an extensive range of wall and base units with a granite worktop, Travertine tiled flooring, dual-aspect windows, and a door providing additional access to the garden. The ground floor also benefits from a guest WC. A spacious split-level landing on the first floor showcases a beautiful stained-glass window with built-in storage below. Four bedrooms are found on this level, three of which are generously sized doubles. There is also an attractive family bathroom with a five-piece suite. The loft has been converted into a fantastic 21'9" bedroom, currently functioning as an office/entertainment room. This room benefits from bespoke units at one end and generous eaves storage. Outside, the property enjoys a mature rear garden extending just under 57' in length, a wide driveway at the front, and side access to the garden. We highly recommend a viewing to fully appreciate the space and charm this lovely property offers.

Fox Lane is a sought-after road falling within the LTN (Low Traffic Neighbourhood Scheme). The location is ideal for access to public transport links into the centre of London, via Palmers Green overground (to Moorgate) and Southgate tube (Piccadilly line) via the W9 hopper bus. The area also enjoys an excellent selection of coffee shops and restaurants on nearby Aldermans Hill (opposite Broomfield Park) and the historic Southgate Green, whilst Green Lanes and Chase Side offer a more extensive range of shopping amenities.



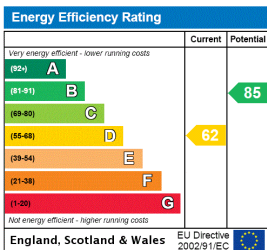
# Fox Lane, N13

Approx. Gross Internal Floor Area 2127 sq. ft / 197.65 sq. m (Including 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.



Tenure: Freehold

Council Tax: London Borough of Enfield – Band G

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

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