



THE GROVE, N13
£725,000 FREEHOLD

A LOVELY THREE-BEDROOM FAMILY HOME IN A
CONVENIENT LOCATION.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A beautifully presented bay-fronted Edwardian house, enviably located in the heart of Palmers Green, within easy reach of the overground station (to Moorgate), the popular Hazelwood Primary School, Broomfield Park, and excellent shopping amenities.

The property showcases a charming blend of period features and modern finishing touches. The ground floor boasts a tessellated tiled entrance hall leading to an impressive front reception room with high corniced ceiling, double-glazed sash windows and fitted shutters, a focal-point fireplace, and bespoke shelving and storage built into the alcoves.

At the rear of the house is a stunning open-plan kitchen and dining room—ideal for those who enjoy cooking while entertaining or simply dining with the family. The kitchen is fitted with a range of contemporary wall and base units with a quartz worktop, integrated appliances, and a breakfast bar. The first floor provides three well-proportioned bedrooms, one of which benefits from fitted wardrobes and double-glazed sash windows with fitted shutters. You will also find a contemporary-style family bathroom.

Outside, the property features a well-maintained rear garden, mostly laid to lawn with a paved patio and a useful office/outbuilding. At the front, there is a block-paved driveway.

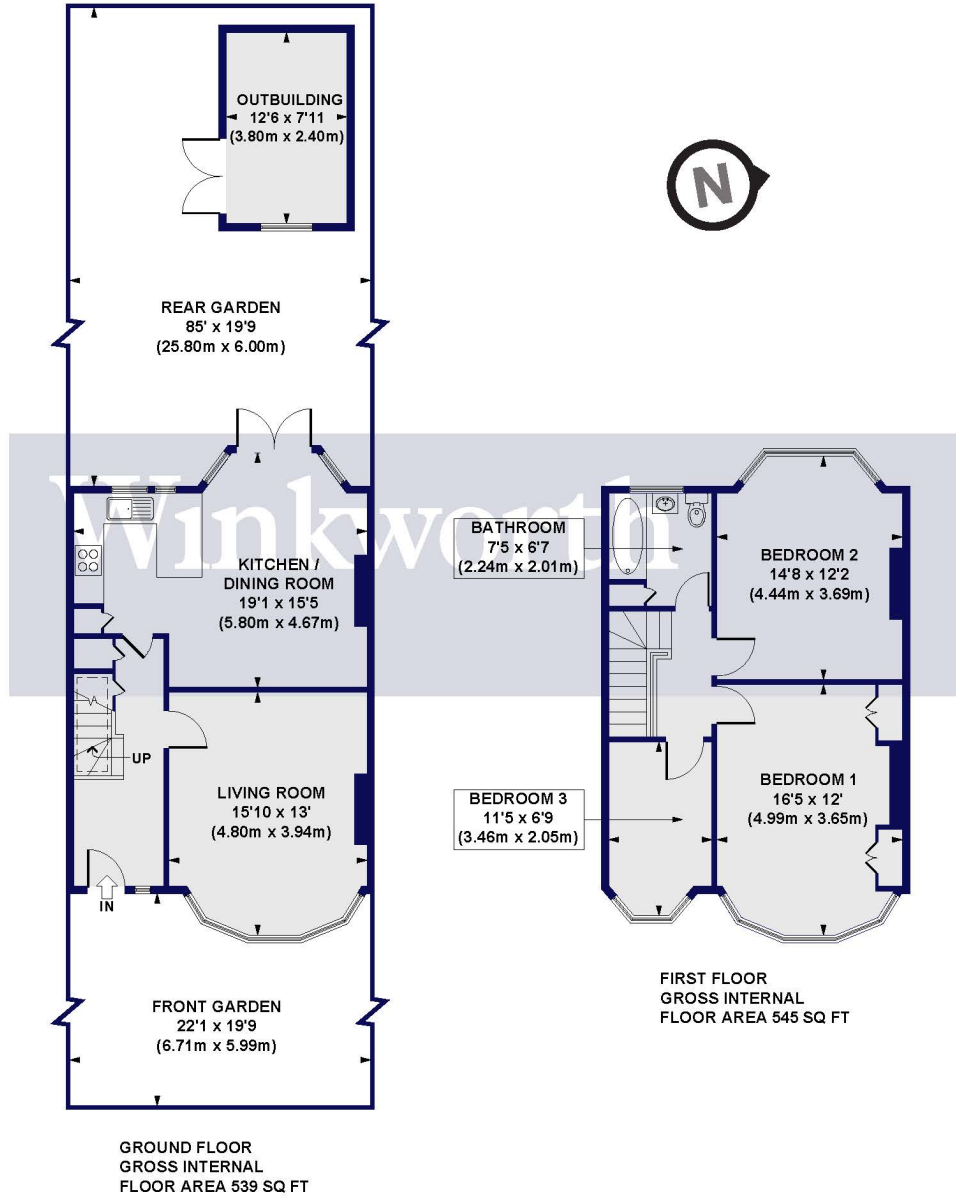
This delightful property offers excellent potential for a growing family, with the possibility to extend (subject to planning consent). We highly recommend a viewing to fully appreciate the character and space this lovely house offers.



The Grove, N13

Approx. Gross Internal Floor Area 1183 sq. ft / 109.86 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 1084 sq. ft / 100.74 sq. m (Excluding Outbuilding)



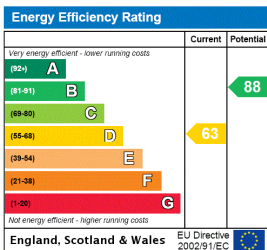
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

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



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