



**SPENCER AVENUE, N13**  
**OFFERS IN THE REGION OF £915,000 FREEHOLD**

**A CHARMING FOUR-BEDROOM EDWARDIAN HOUSE IN A CONVENIENT LOCATION, BOASTING CHARACTER FEATURES AND SPACIOUS ACCOMMODATION ARRANGED ON THREE FLOORS.**

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



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## DESCRIPTION:

Rare to the market, this charming four-bedroom Edwardian house is in a convenient location, within easy reach of Bowes Park overground (to Moorgate) and a bus service to Wood Green tube (Piccadilly line). Boasting a wealth of character features including high ceilings, stained glass windows, and cast-iron fireplaces, the accommodation is naturally arranged on three floors and is offered chain-free.

A large entrance hall with tessellated tiled flooring leads to two grand reception rooms, both with lovely, corniced ceilings, and a morning room. Beyond the morning room is a kitchen that provides second access to the rear garden, the other being via French doors in the rear reception room.

Split-level landings on the first-floor guide to three spacious bedrooms, each with character fireplaces. Two of the bedrooms are fitted with original wardrobes. There is also a bathroom and a separate WC. The upper floor benefits from a fourth bedroom and a hatch leading to a large attic, offering potential for conversion (subject to planning consent).

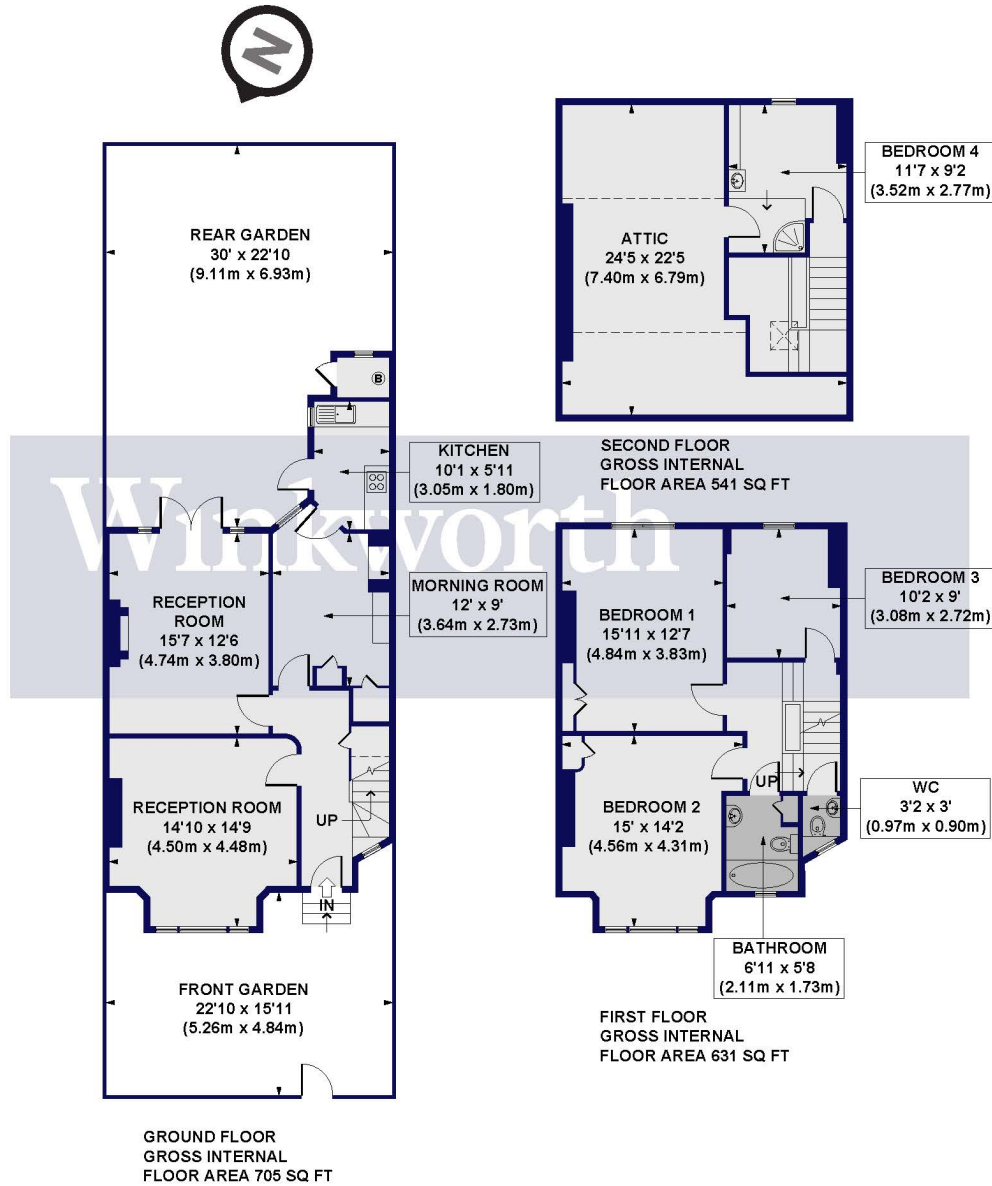
Outside, the property features a low-maintenance south-facing rear garden and a well-maintained front garden.

This charming home offers an incoming buyer a wonderful opportunity to create a property tailored to their own requirements. We highly recommend a viewing to fully appreciate the character and space this lovely property provides.



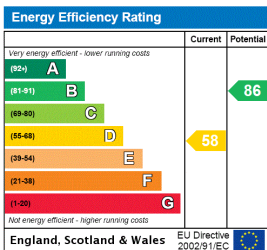
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Approx. Gross Internal Floor Area 1877 sq. ft / 174.36 sq. m (Including Attic)



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.



Council Tax: London Borough of Enfield - Band F

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