



FOX LANE, N13
£950,000 FREEHOLD

A BEAUTIFUL CHARACTER-FILLED EDWARDIAN HOME IN A DESIRABLE LOCATION, IN EASY REACH TO PARKS AND AMENITIES.

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

Winkworth

for every step...

winkworth.co.uk



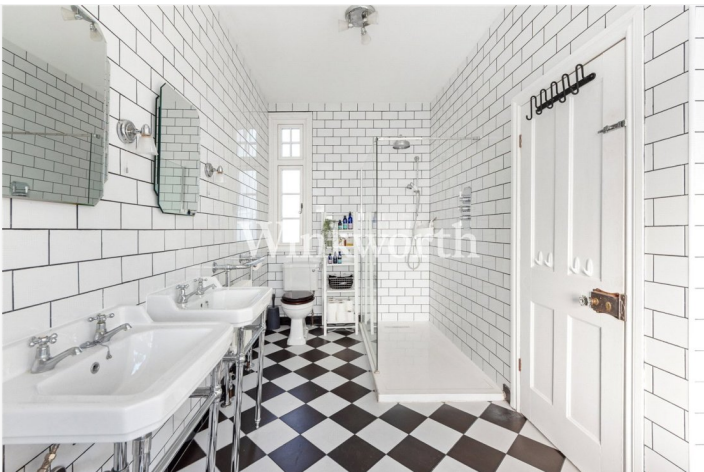
DESCRIPTION:

A stunning Edwardian home brimming with character and charm, situated within the desirable 'Lakes' conservation area, close to Palmers Green mainline BR station (with direct links to Moorgate) and equidistant from the popular Broomfield Park and Grovelands Park.

Originally built as a four-bedroom home, this exceptional home has been significantly updated and reconfigured to provide 1,670 sq. ft. of beautifully presented living accommodation that seamlessly blends elegant period features with contemporary detailing. A beautiful stained-glass front door opens into an impressive entrance hall with tessellated tiled flooring, a monk's bench, and a cast iron fireplace. A door at the end of the hall provides convenient side access to the property.

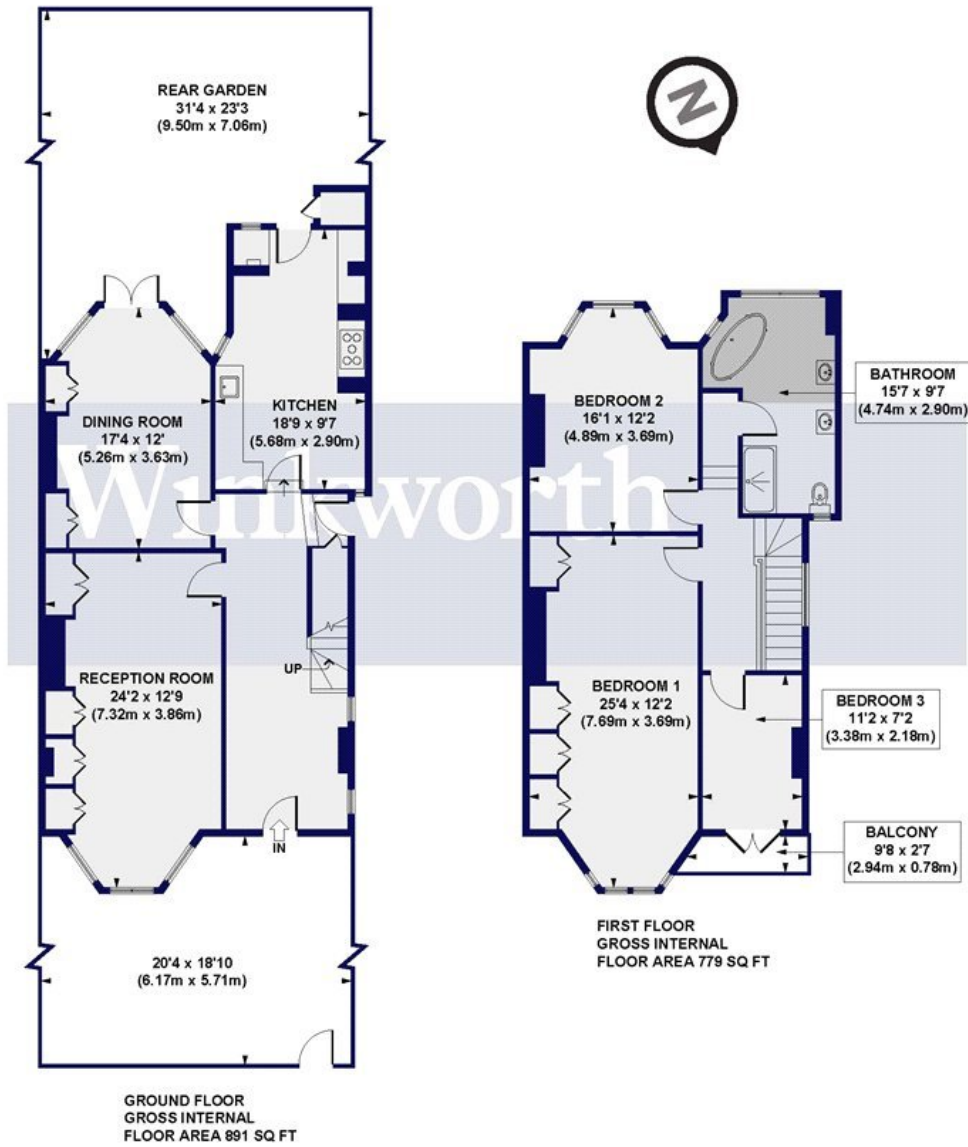
The first room off the entrance hall is a grand 24'2 long reception room featuring a high ceiling, a grand bay with sash windows and fitted shutters, a cast iron fireplace, bespoke cabinetry, and stripped wood flooring. To the rear, a spacious dining room enjoys tall French doors that flood the space with natural light. The room is further enhanced by a high corniced ceiling, stunning fireplace and bespoke shelving with built-in base units skilfully integrated into the alcoves. The charming kitchen benefits from an extensive range of wall and base units with a block-wood worktop, space for a double cooker, and a breakfast table. A door provides additional access to the rear garden. On the first floor, you will find three generously proportioned bedrooms, including an exceptional principal bedroom with panelled walls, sash windows with fitted shutters, a cast iron fireplace, and two full-height built-in wardrobes. The adjacent bedroom features French doors opening onto a charming front-facing balcony. The bathroom is truly stunning, boasting a traditional suite with a freestanding clawfoot bath, 'his and hers' wash hand basins, and a double walk-in shower.

Outside, the south-westerly aspect rear garden has been designed for low-maintenance enjoyment, with a spacious sun deck, an artificial lawn, and a large timber shed for additional storage. The front garden features a charming tessellated tiled footpath and a lawn.



Fox Lane, N13

Approx. Gross Internal Floor Area 1670 sq. ft / 155.16 sq. m



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	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax: London Borough of Enfield – Band F

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



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.