



THE GROVE, N13
£750,000 FREEHOLD

**A SPACIOUS THREE-BEDROOM EDWARDIAN HOUSE
WITH PERIOD FEATURES, LOCATED IN THE HEART OF
PALMERS GREEN.**

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

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DESCRIPTION:

A well-presented three-bedroom Edwardian house with bay windows, original features and off-street parking located in the heart of Palmers Green. This desirable house is within easy reach of Palmers Green Railway station (Great Northern Line) with easy commute to Moorgate with stops such as Alexandra Palace, Finsbury Park & Old Street to name a few. The popular Hazelwood Primary School allows the property to fall within the catchment area, Broomfield Park and excellent shopping amenities are all a stone throw away.

This characterful family home boasts just over 1300 Sq. Ft of internal living space. The ground floor offers original tessellated tiled floor in the entrance hall, two traditional reception rooms both occupying original fireplaces, wood flooring and original covings to the high ceilings. Also on the ground floor is a Modern downstairs bathroom with a steam room and kitchen/diner with French doors leading out onto the West facing garden. On the first floor are two double bedrooms both also occupying two original fireplaces and fitted wardrobes and one single bedroom along with a family size bathroom.

In the Westerly facing garden, offers low maintenance space with decking-sitting area & a summerhouse/workshop.

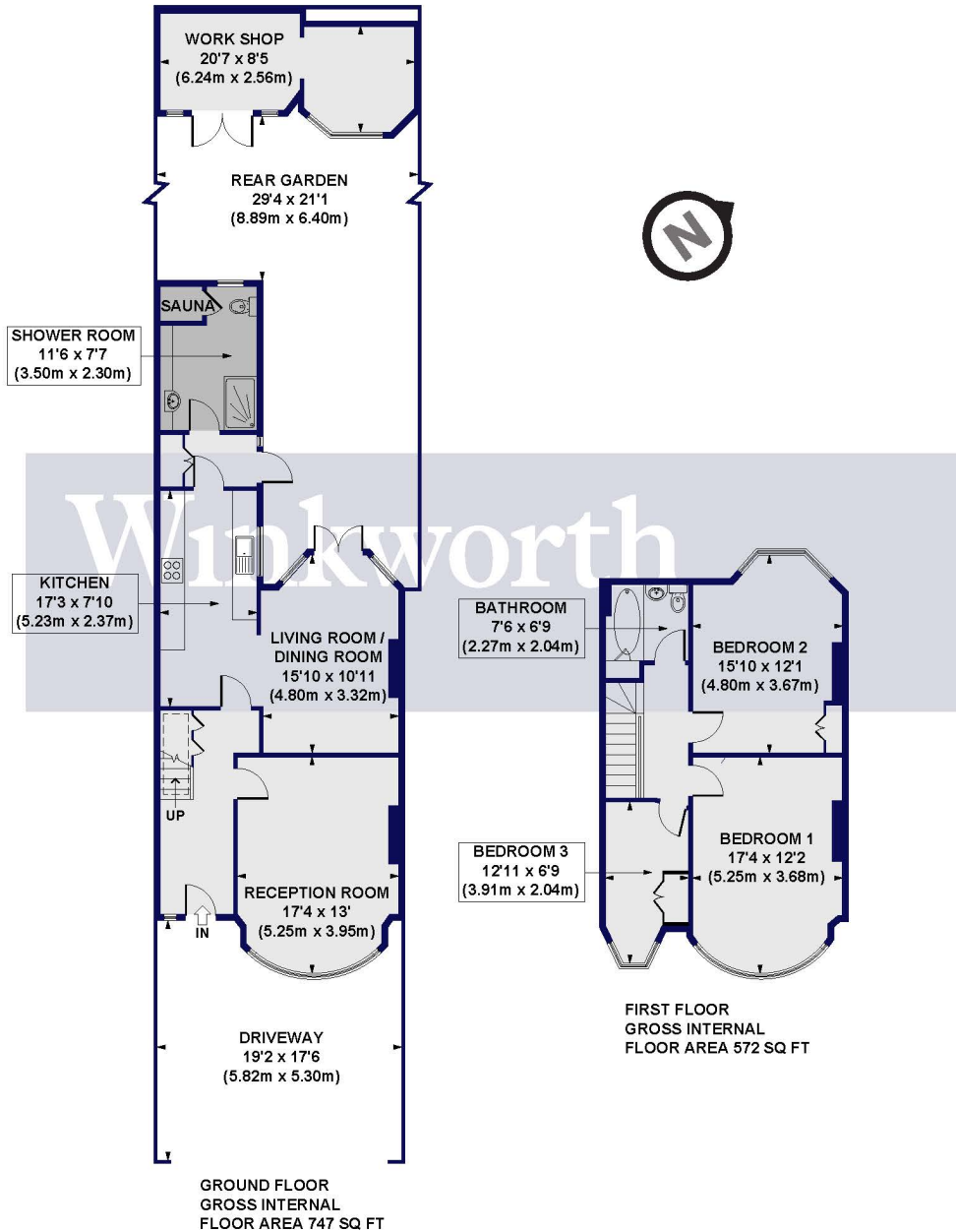
Viewings encouraged to appreciate space and character the property has to offer.



The Grove, N13

Approx. Gross Internal Floor Area 1478 sq. ft / 137.27 sq. m (Including Work Shop)

Approx. Gross Internal Floor Area 1319 sq. ft / 122.58 sq. m (Excluding Work Shop)



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

London Borough of Enfield

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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

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