



LYTTON AVENUE, N13
OFFERS OVER £750,000 FREEHOLD

**A BEAUTIFUL FAMILY HOME IN A SOUGHT-AFTER
LOCATION BOASTING LIGHT AND CONTEMPORARY LIVING
BLENDED WITH CHARACTER FEATURES.**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A stunning and rarely available triple-fronted 'Devonshire Long House' situated in a cul-de-sac bordering Palmers Green and Winchmore Hill, within easy reach of the mainline stations to Moorgate.

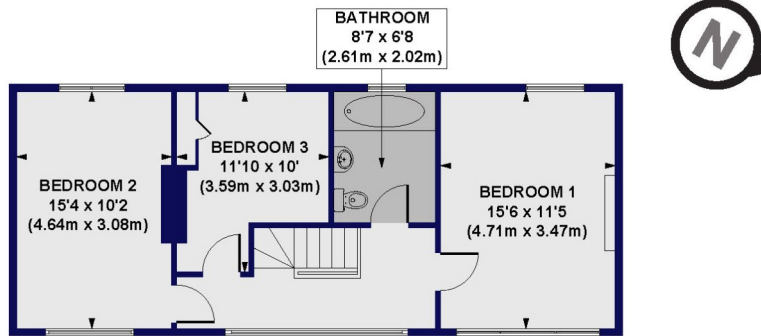
Meticulously updated by the current owner, the property boasts just under 1300 sq. ft. of light-filled, lateral living accommodation. The ground floor has been thoughtfully reconfigured featuring a striking open-plan eat-in kitchen with exposed iron beams, dual aspect windows, and Crittall doors leading to the rear garden, creating an inviting atmosphere, perfect for entertaining guests.

The kitchen is a chef's dream with bespoke kitchen units by 'Uncommon Projects' and high-end integrated appliances, including a cutting-edge 'Bora' induction hob/extractor, centred around a practical island perfect for showcasing your culinary skills to friends and family. At one end is a door leading to a utility room and a separate shower room/WC. Across the other end of the hall is a cozy reception room complete with a wood burner. With the exception of the utility room and shower room/WC, the ground floor enjoys seamless wooden parquet flooring, adding warmth and elegance. The entire ground floor also benefits from underfloor heating. A spacious landing on the first-floor guides to three generously sized bedrooms, each with period feature fireplaces. There is also a stylish contemporary-style bathroom complete with a freestanding bath. The windows throughout the house are a combination of wooden and double-glazed sash and casement windows. Moving outside, you will find a low-maintenance southerly aspect rear garden, an ideal retreat for enjoying the summer months.

Viewing is advised to fully appreciate the light and space offered by this lovely property.

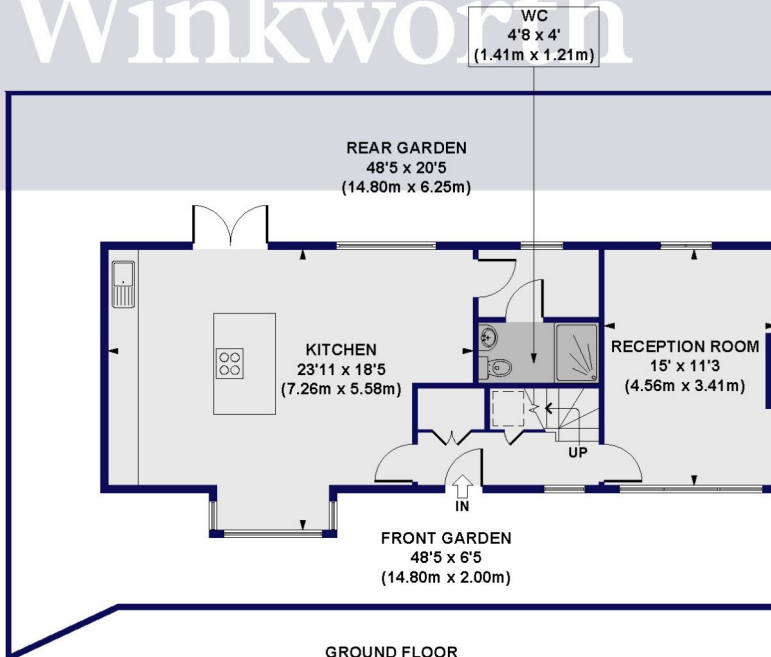


Lytton Avenue, N13
Approx. Gross Internal Floor Area 1295 sq. ft / 120.33 sq. m



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 603 SQ FT

Winkworth



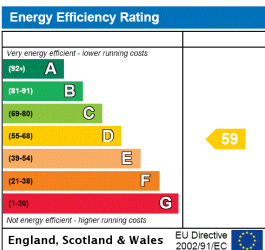
GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 692 SQ FT

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 E

Tenure: Freehold



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.