



RIVER AVENUE, N13  
**£875,000 FREEHOLD**

A FOUR-BEDROOM SEMI-DETACHED HOUSE BACKING ONTO THE NEW RIVER, OFFERING SPACIOUS AND STYLISH ACCOMODATION ARRANGED ON THREE FLOORS, PERFECT FOR MODERN LIVING.

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## DESCRIPTION:

A lovely semi-detached family home situated in a sought-after location in Palmers Green, in easy reach the overground station to Moorgate, as well as bus links to Enfield Town, Southgate and Wood Green. The location also falls within the catchment for St. Monica's Catholic school (by proximity to St. Monica's church), as well as being in easy reach of Highfield Primary.

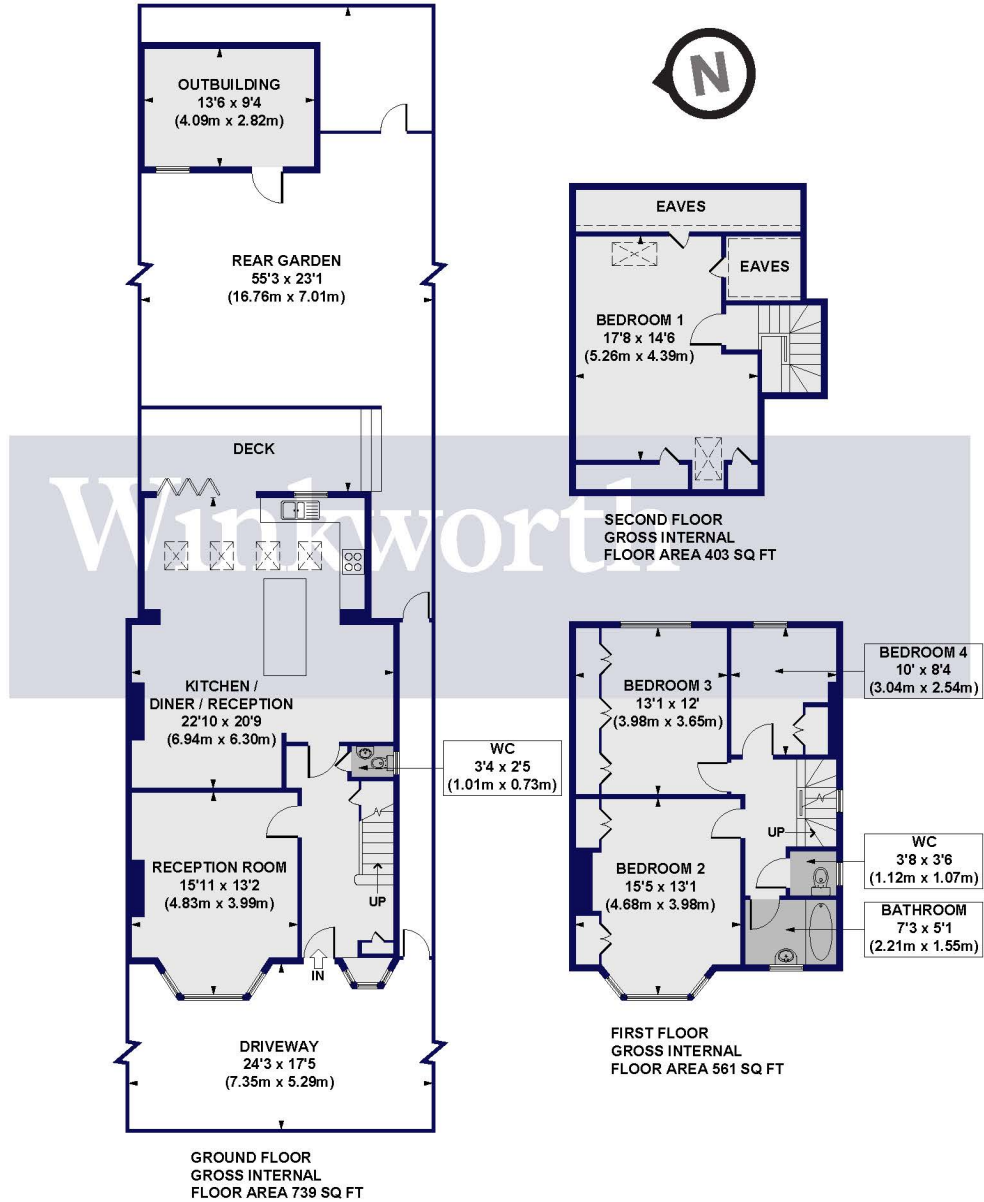
The property enjoys just over 1600 Sq.ft of light and generously proportioned accommodation arranged on three floors. The ground floor features an impressive tessellated tiled entrance hall, with doors leading to a spacious front reception room with a wide bay window with fitted shutters. At the rear of the house is a stunning, open-plan living area that seamlessly combines a contemporary-style kitchen, dining, and lounge space, perfect for modern living. The space is bathed in natural light, thanks to four skylights and large bi-fold doors that open onto the garden, creating a bright and airy atmosphere. The kitchen features white cabinetry, block wood countertops, and a central island, providing ample space for cooking and entertaining. The living area is cosy and inviting, with a wood-burning stove and the entire space also benefits from wide-plank wood flooring. This inviting space is ideal for relaxing with family or entertaining guests, making it the heart of the home. The first floor provides three bedrooms, a modern family bathroom and a separate WC. The loft has been converted into a generously sized additional bedroom with ample eaves storage. Outside, the property features a mature rear garden backing onto the New River, extending just over 55' in length with an outbuilding, along with a block-paved driveway at the front.

We recommend a viewing to fully appreciate the light and space this lovely property has to offer.



# River Avenue, N13

Approx. Gross Internal Floor Area 1703 sq. ft / 158.20 sq. m (Including Eaves & Excluding Outbuilding)  
 Approx. Gross Internal Floor Area 1605 sq. ft / 149.08 sq. m (Excluding Eaves & Outbuilding)

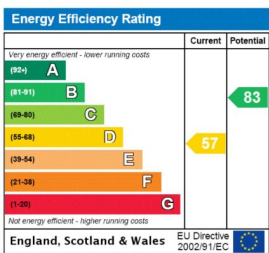


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as 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

**Council Tax:** London Borough of Enfield – Band E



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