



**THE GROVE, N13**  
**OFFERS OVER £700,000 FREEHOLD**

**A SPACIOUS THREE-BEDROOM EDWARDIAN HOUSE  
WITH A STUNNING KITCHEN/DINER, LOCATED IN  
THE HEART OF PALMERS GREEN.**

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## DESCRIPTION:

A superb three-bedroom Edwardian house, enviably located in the heart of Palmers Green, within easy reach of the overground station (to Moorgate), the popular Hazelwood Primary School, Broomfield Park, and excellent shopping amenities.

The property offers just over 1300 Sq.ft. of light and spacious accommodation with modern features. The ground floor boasts an impressive semi-open-plan footprint comprising two generously sized reception rooms with high ceilings. The front reception room features a round bay window with fitted shutters and a beautiful panel ceiling.

An extension at the rear of the house showcases a stunning L-shaped kitchen/diner with extensive wall and base units, creating the perfect space for dining and entertaining while showing off your culinary skills to friends and family. There is also a guest cloakroom located at the end of the entrance hall. On the first floor are three well-proportioned bedrooms, two of which have fitted wardrobes, plus a modern shower room.

Outside, the property boasts a well-maintained, westerly aspect rear garden with a garage and a block-paved driveway at the front.

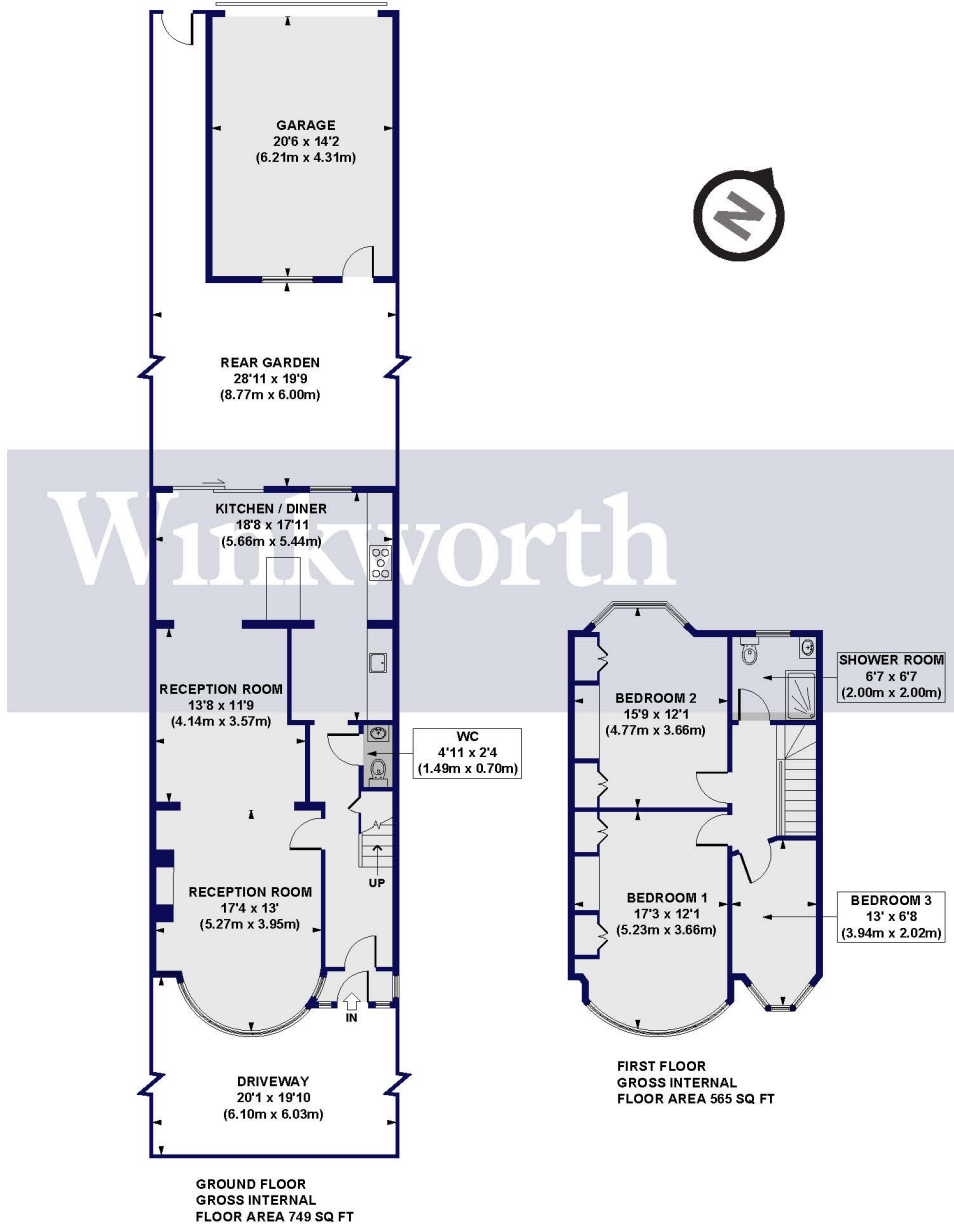
Viewing is advised to fully appreciate the character and space offered by this property.



# The Grove, N13

Approx. Gross Internal Floor Area 1602 sq. ft / 148.82 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1314 sq. ft / 122.05 sq. m (Excluding Garage)



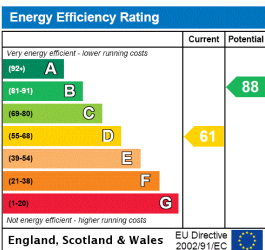
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

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



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