



**THE ROWANS, N13
OFFERS IN EXCESS OF £550,000 FREEHOLD**

**A THREE BEDROOM END-OF-TERRACE HOUSE LOCATED IN
EASY REACH OF SCHOOLS AND OPEN SPACES.**

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

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DESCRIPTION:

A delightful bay-fronted end-of-terrace house situated in a cul-de-sac within easy reach of Winchmore Secondary School, Firs Farm, and Highfield Primary Schools, as well as several open spaces, including Firs Farm Wetlands and Clowes Football/Cricket Ground.

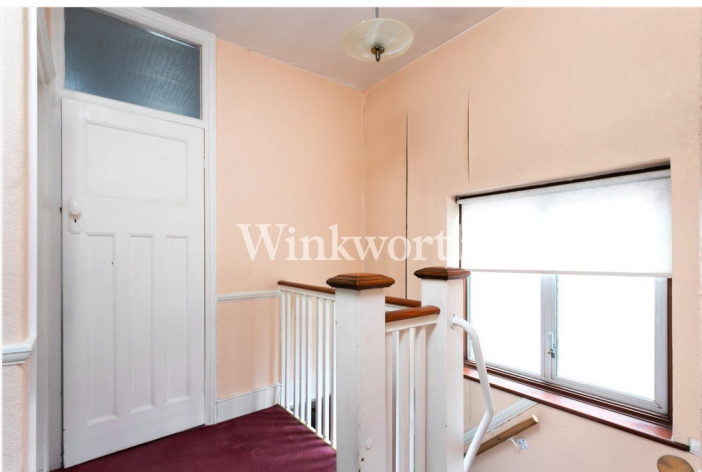
Offered for sale chain-free, the property benefits from 1,073 sq. ft. of living accommodation and potential to extend (subject to planning consent). The ground floor features a generously sized reception room, a separate dining room with a patio door providing access to the rear garden, and a galley kitchen. The first floor offers three well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a 40'3" x 3'7" rear garden, as well as a garage with vehicular access and a front garden.

While requiring some updating, the property presents a fantastic opportunity for an incoming buyer to create a home tailored to their own requirements.

Tenure: Freehold

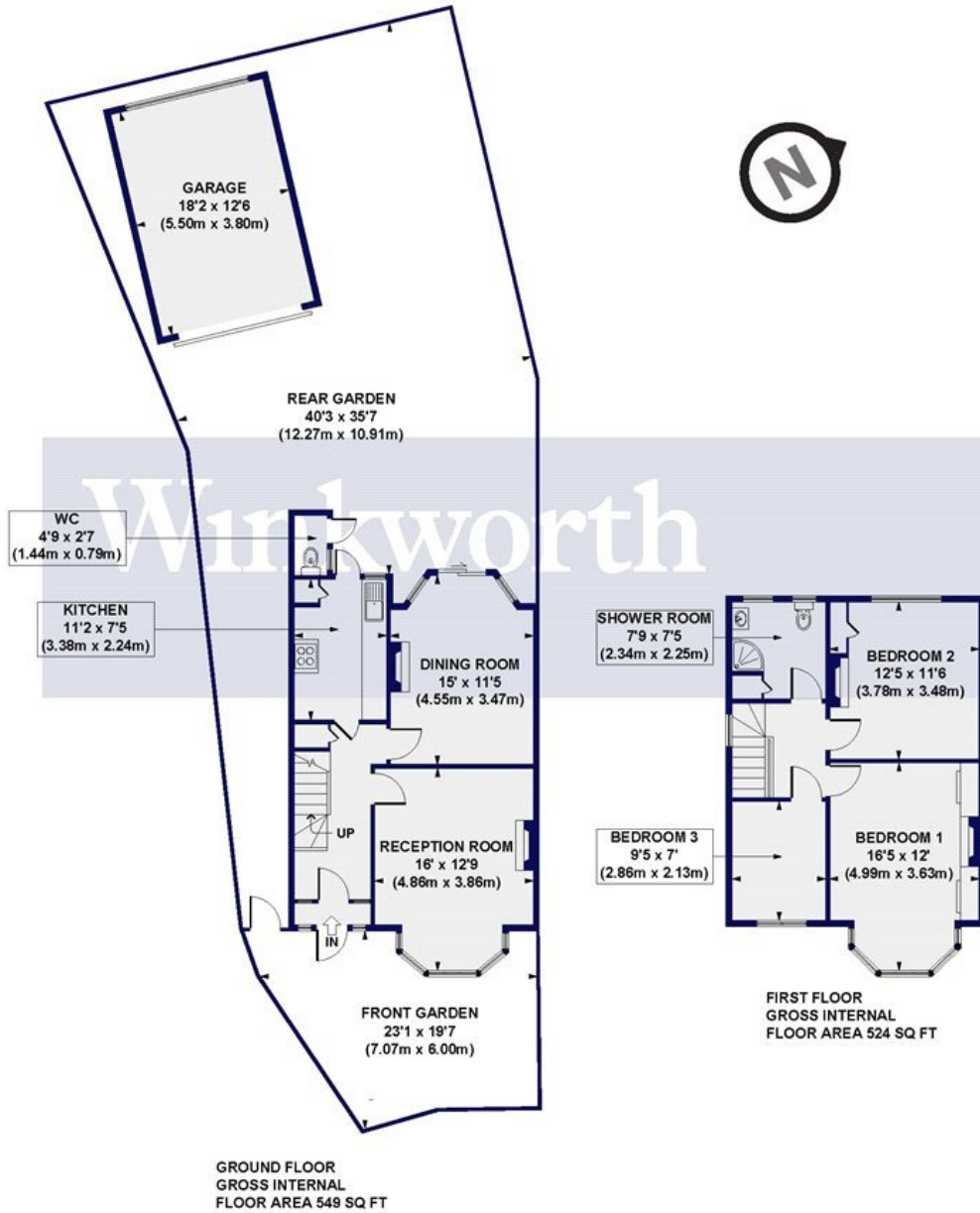
Council Tax: London Borough of Enfield - Band: E



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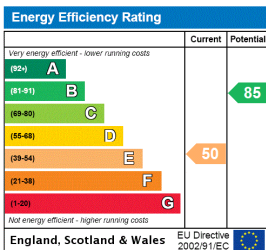
Approx. Gross Internal Floor Area 1298 sq. ft / 120.56 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1073 sq. ft / 99.66 sq. m (Excluding Garage)



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.



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