



Lakeside Road, N13

Guide Price £1,100,000 *Freehold*



A light and spacious semi-detached Edwardian residence offering approximately 1,802 sq. ft. of accommodation, situated within the sought-after Lakes Conservation area, close to Palmers Green rail station, providing direct services to Moorgate. Broomfield Park is also within easy reach, along with the excellent selection of cafés, restaurants and shops along nearby Aldermans Hill and Green Lanes.

The property offers generous living accommodation with high ceilings and an abundance of character. A long terrazzo-tiled entrance hall provides access to all rooms on the ground floor. At the front of the house is an impressive reception room featuring a high ceiling and wide box bay with timber-framed windows and a distinctive arched central detail. The room is further enhanced by a focal-point fireplace, fitted shelving and oak flooring. Behind the reception room is a useful office/guest bedroom, while a utility area and WC are located off the entrance hall. The area could be easily separated from the entrance hall if required.



Palmers Green

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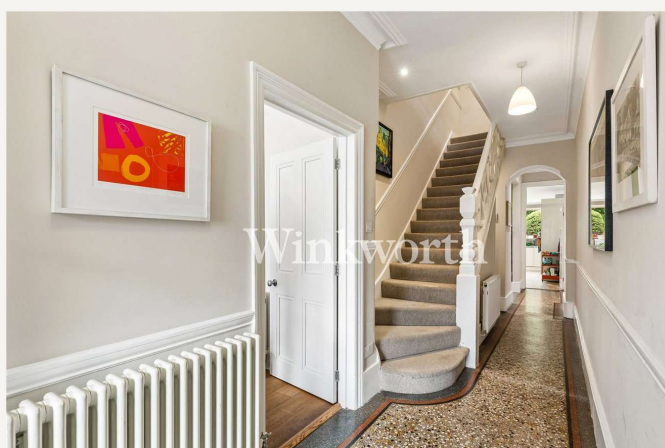
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The heart of this lovely home is undoubtedly the superb 17'6" x 17'4" kitchen/diner at the rear, providing a fantastic space for cooking, dining and entertaining. The room has been extended along the side of the house, with skylights bringing in plenty of natural light. A tall window at one end has also been cleverly positioned to allow additional light into the office/guest bedroom on the opposite side of the courtyard. There is plenty of storage provided by sleek, handleless wall and base units, along with a range of integrated appliances. Upstairs, a spacious landing provides access to four bedrooms and the family bathroom. The principal bedroom is positioned at the front of the house and benefits from two fitted wardrobes, a character fireplace and a large window. Completing this floor is a particularly spacious family bathroom with a four-piece suite.

Outside, the property benefits from a lovely westerly-facing rear garden extending to just under 74 ft, with mature shrub borders providing an attractive backdrop. At the front of the house is a garden and driveway.





MATERIAL INFO

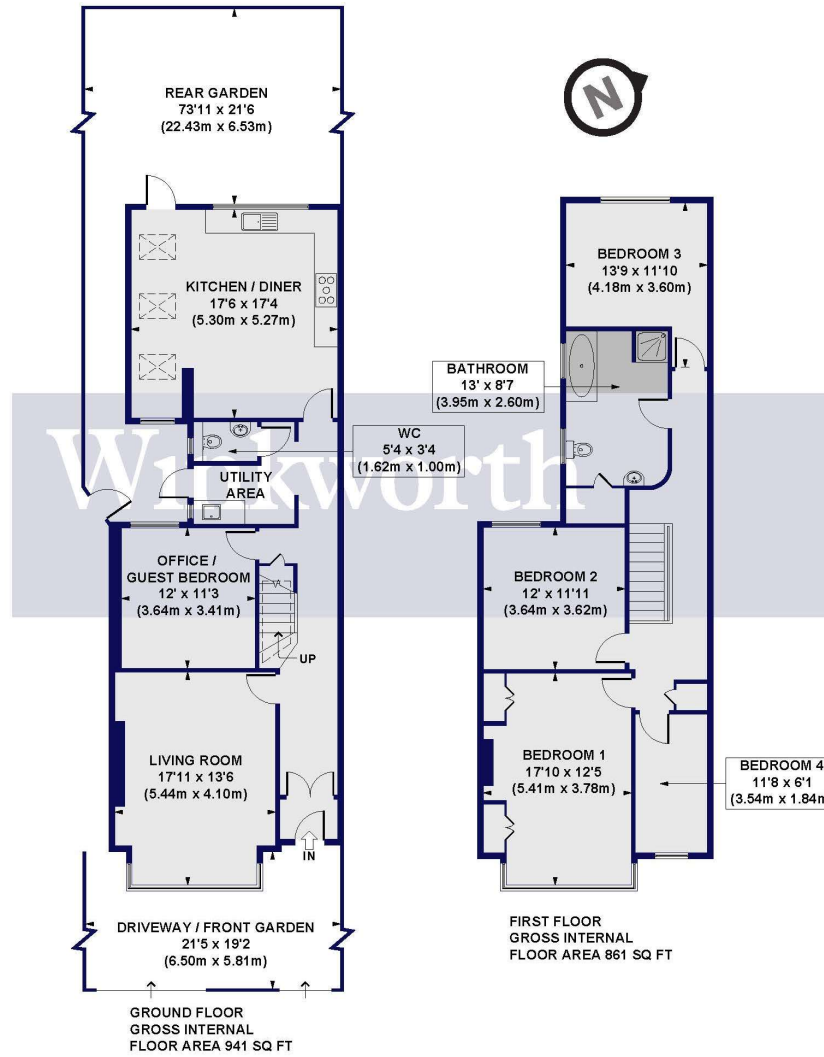
Tenure: Freehold

Council Tax Band: London Borough of Enfield – Band G

EPC rating: D

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Approx. Gross Internal Floor Area 1802 sq. ft / 167.41 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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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