



POWYS LANE, N13
OFFERS OVER £1,000,000 FREEHOLD

**AN IMPRESSIVE CHARACTER HOUSE ENVIABLY
LOCATED OPPOSITE BROOMFIELD PARK.**

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DESCRIPTION:

An elegant four bedroom character house enviably situated opposite Broomfield Park, and conveniently located a short stroll to Palmers Green mainline BR station and an excellent selection of cafes and restaurants located on Aldermans Hill and Green Lanes.

The property boasts just under 2000 Sq.ft of impressive and well-appointed living accommodation with high ceilings. The ground floor features a large entrance hall leading to two grand reception rooms, each with gas fireplaces. The rear reception room has an original cast iron fireplace with an ornate surround and orangery overlooking the rear garden. You will also find a spacious eat-in kitchen, a shower room with a utility area, and access down to a useful cellar. The first floor provides an attractive family bathroom and four generously sized bedrooms, two of which have lovely park views. Externally the property enjoys a well-maintained rear garden extending 137'11 in length, a garage, and a large driveway at the front suitable for parking multiple vehicles. Offered for sale with no onward chain.

AT A GLANCE:

- Semi-Detached Character House
- Enviably Situated Opposite Broomfield Park
- Close to Palmers Green Mainline BR Station
- 1994 Sq,Ft of Living Accommodation with High Ceilings and Original Features
- Two Grand Reception Rooms
- Eat-in Kitchen
- Generously Sized Bedrooms
- 137'11 Long Rear Garden
- Cellar
- Large Driveway and Garage at Rear

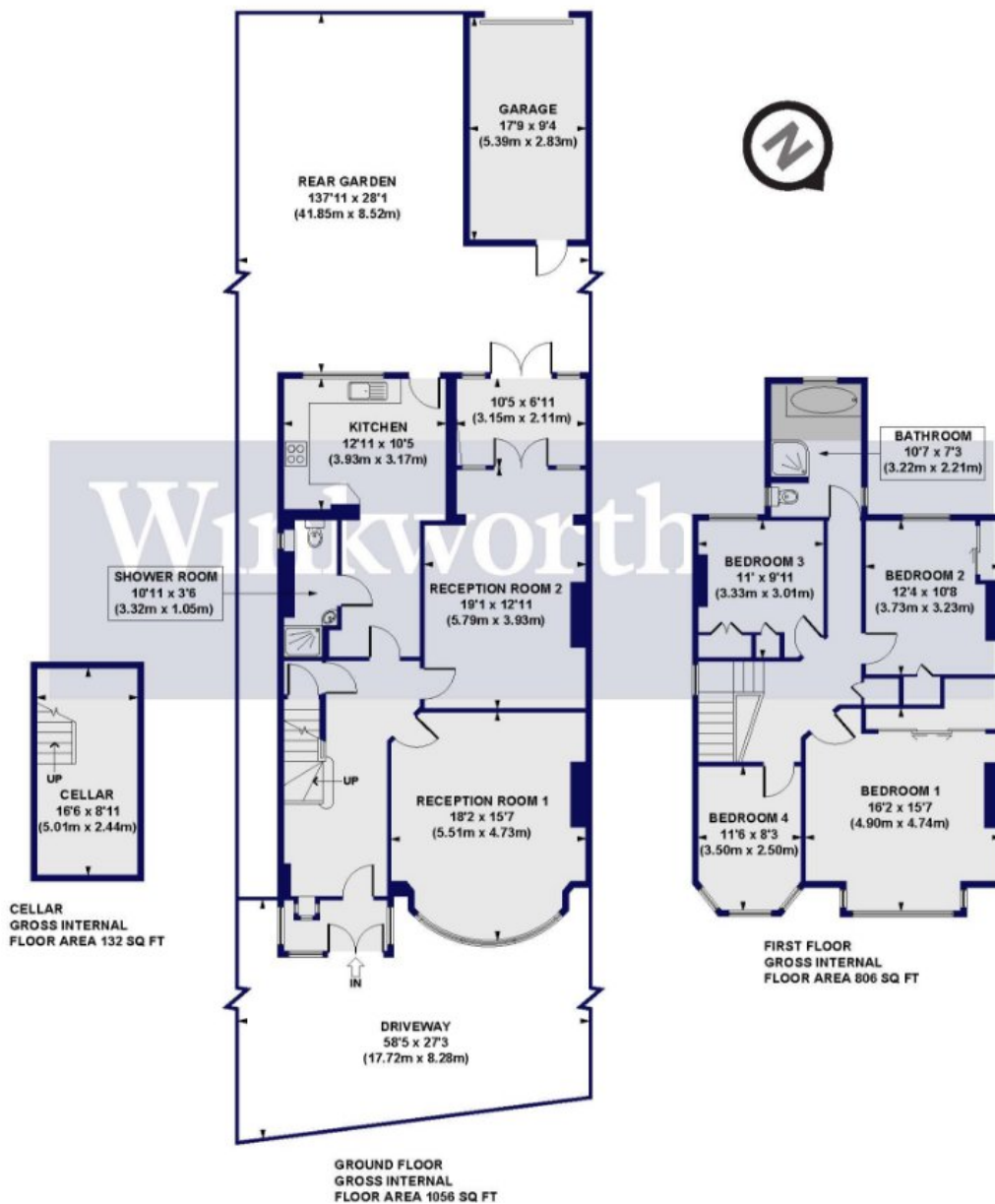




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Approx. Gross Internal Floor Area 2158 sq. ft / 200.50 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1994 sq. ft / 185.25 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
42	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

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