

ASKING PRICE

£660,000 Freehold

Hedge Lane

N13

PROPERTY SUMMARY

Offering an exceptional blend of character, space and modern-day convenience, this impressive 1930s family home provides approximately 1,689 sq. ft. (156.9 sq. m.) of beautifully arranged accommodation over two floors. Combining generous proportions with contemporary comforts, this well-maintained residence is perfectly suited for modern family living.

The ground floor features an elegant through lounge and dining room, creating an excellent space for both everyday living and entertaining. The generously sized fitted kitchen provides ample storage and preparation space, flowing seamlessly into a bright conservatory overlooking the rear garden. A modern cloakroom/shower room completes the ground floor.

The first floor comprises three well-proportioned double bedrooms, each filled with natural light, together with a contemporary family bathroom finished to an excellent standard.

Externally, the property benefits from a generous rear garden, a substantial double garage, and further off-street parking, providing excellent convenience and additional storage.

Situated on the sought-after Hedge Lane, the property enjoys an enviable Palmers Green location, renowned for its attractive residential streets, strong community feel and excellent range of amenities. Palmers Green High Road offers a superb selection of cafés, restaurants, shops and supermarkets, while nearby parks and open spaces provide opportunities for leisure and relaxation.

Palmers Green Overground Station is within easy reach, offering regular services into Finsbury Park and Moorgate, making this an excellent choice for commuters. The area is served by highly regarded schools, adding to its appeal for families.

This outstanding home presents a rare opportunity to acquire a substantial family residence in one of North London's most desirable locations, offering generous accommodation, excellent transport links, exceptional outside space and the valuable benefit of a double garage with off-street parking.

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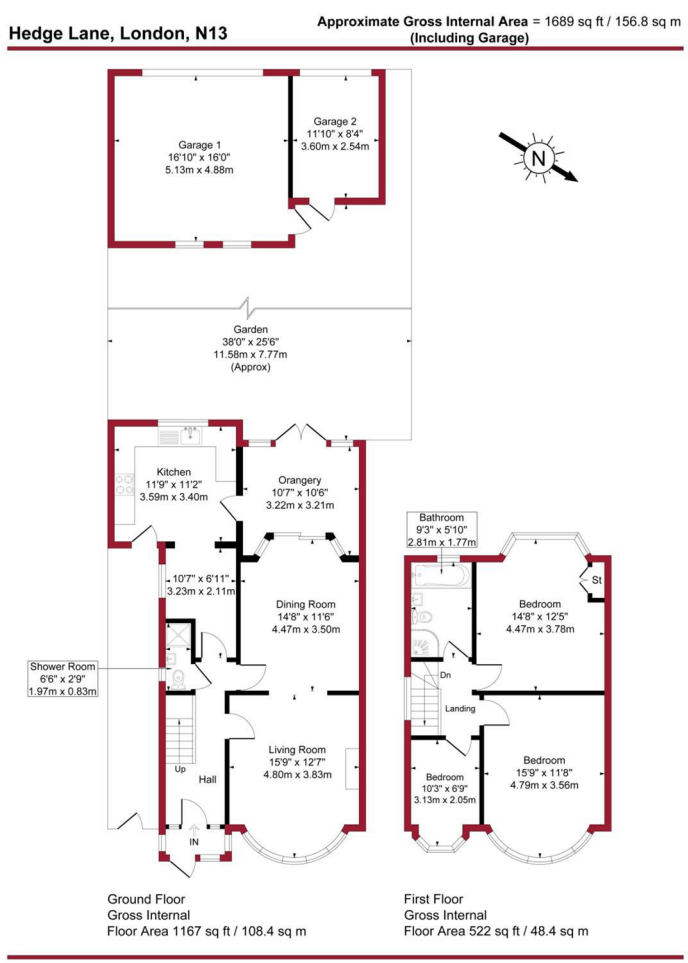

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Transport:

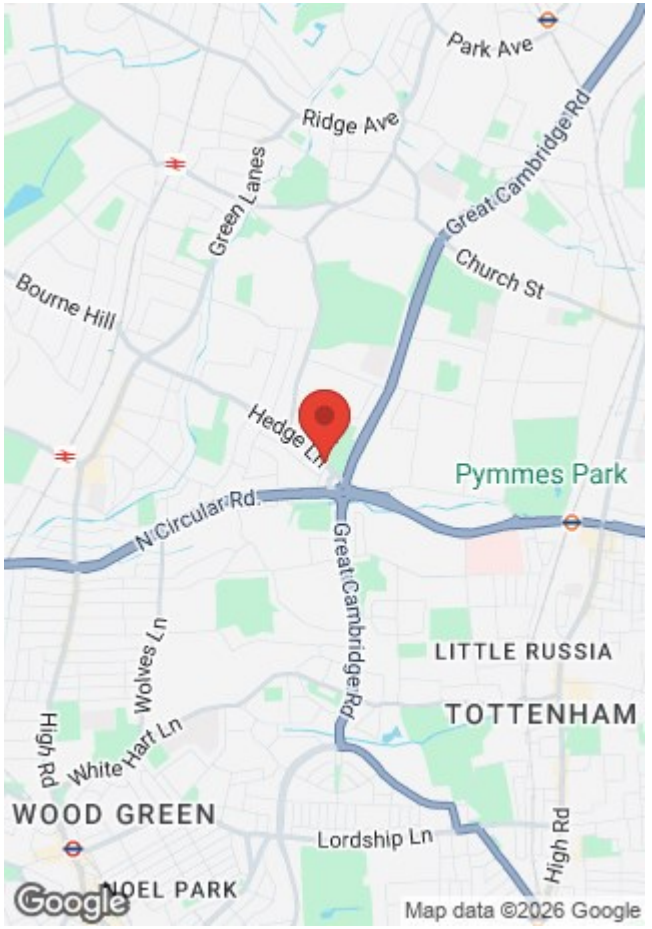
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and display parking along Green Lanes and nearby.



House

Freehold

Council: Enfield

Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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