

# FOX LANE

PALMERS GREEN - N13

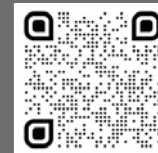
THOMAS  
JAMES

ESTATE AGENTS



- FIVE BEDROOM HOME
- SEMI DETACHED
- OVER 1600 SQFT

- OFF STREET PARKING
- PRIME LAKES ESTATE LOCATION
- WALKING DISTANCE TO GROVELANDS PARK



FOR SALE  
£1,050,000  
FREEHOLD

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## 5 BEDROOM FAMILY HOME

£1,050,000

### PROPERTY DESCRIPTION

This substantial semi-detached property in Palmers Green is in an enviable location on the Lakes Estate. Just moments from Grovelands Park, it's also within walking distance of all the amenities of Southgate and Winchmore Hill. With a lovely garden and scope for extension, this is an ideal family home.

The property was extended into the loft several years ago and has been exceptionally well-maintained in recent years, with extensive refurbishment works including exterior redecoration, replacement soffits and gutters, and a new garden fence. The property has also been fitted with new front and rear windows and a new boiler, and the bathrooms were remodelled two years ago.

Consequently, the house is in excellent condition throughout, and the fixtures and fittings are of a high quality with, for example, wood floors in the living room and kitchen, wood kitchen cabinets, two power showers, and underfloor heating in the bathroom.

Sheltered by a double-glazed porch, the front door opens into an unusually spacious hallway with a fabulous, tiled floor and modern school-style radiator. This has a line of sight all the way through to the glorious garden and leads to the front and rear living rooms and the kitchen/diner. There's also an understairs cupboard and a WC on this floor, beyond the kitchen.

The front room, currently used as a dining room, has abundant natural light from a large, curved bay window and elegant proportions that are enhanced by the wood floor, ceiling cornicing, and picture rail. The rear living room is a more informal space with fabulous garden views through large, glazed sliding doors, making it the perfect place to relax.

The kitchen/diner is also a generous size with extensive solid wood cabinets integrated appliances and a rangemaster stove, and provide ample worktop space and a large 4 person breakfast bar. There's excellent natural light from a window above the sink and double-glazed doors open onto the garden terrace.

COUNCIL TAX BAND: D  
Enfield Council

EPC RATING: E

FREEHOLD



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There are four double bedrooms on the first floor, with a lovely main bedroom suite at the front of the property. This comprises a large bedroom with a curved bay window, a wall of bespoke fitted wardrobes, and an en suite shower room. The second and third bedrooms at the rear of the property also have fitted wardrobes, whilst the fourth bedroom has a charming bay window. The family bathroom has a bath and a shower cubicle, and there's an adjacent separate WC. The fifth double bedroom is on the loft floor; this has two Velux windows and eaves storage cupboards.

Outside, a block-paved drive provides off-street parking and a gated side alley provides direct access to the rear garden. This delightful space has been landscaped to provide areas of terrace, lawn and planting, with plenty of space for play equipment and two sheds. A path winds its way from the sunny, sheltered terrace at the rear of the house, through the long lawn planted with specimen shrubs, to the swing and large shed at the end. The southwest-facing garden has a great sense of privacy with an ideal orientation, with an open aspect providing day long sun.

## LOCAL LIFE

-The property is in the desirable Lakes Estate, with all the shops and services in Southgate, Palmers Green, and Winchmore Hill within about a kilometre. Southgate is the nearest, a mere ten-minute walk, five-minute cycle, or two-minute drive.

-Transport links are good; Southgate station on the Piccadilly Line is just over a ten-minute walk, and Palmers Green rail station is a 20-minute walk or 14 minutes by bus. Both have regular direct services into the centre of London. Road links are also good; the North Circular Road is a five-minute drive.

-There are lots of lovely green spaces nearby. Groveland Park is virtually on your doorstep and Broomfield Park is within a mile. And the property is also in the catchment area of several good primary and secondary schools.

## VIDEO

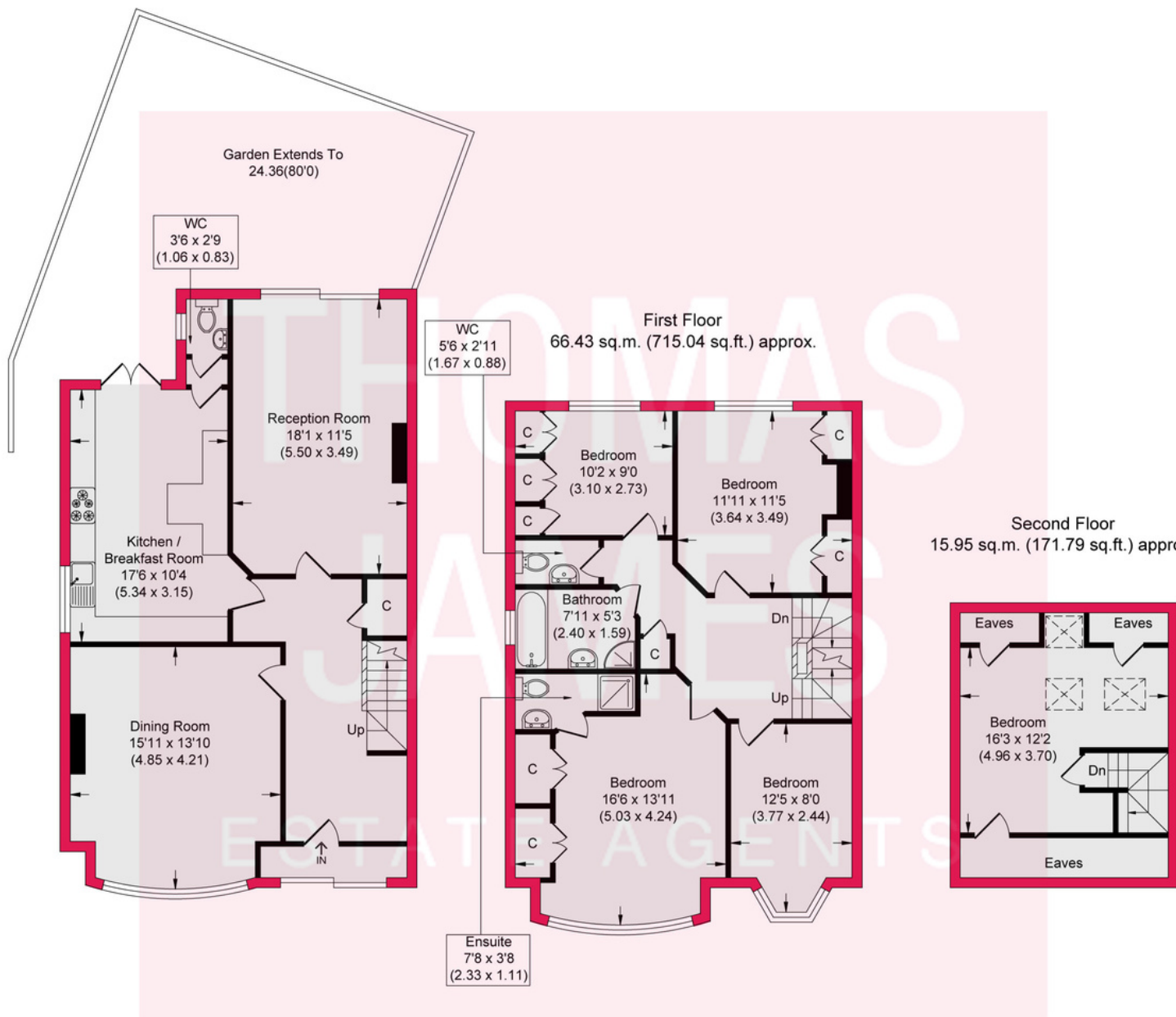


## TRANSPORT



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Ground Floor  
73.93 sq.m. (795.77 sq.ft.) approx.



**TOTAL FLOOR AREA : 156.31 sq.m. (1682.50 sq.ft.) approx.**  
(EXCLUDING EAVES)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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