

# 38

POWYS LANE



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prime

an alluring opportunity to make it your own  
*four bedroom, detached family residence*

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*embracing a timeless colonial aesthetic, this generously proportioned property is poised to captivate those with a penchant for retro charm or those eager to imbue their next family residence with distinctive character.*

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OVERVIEW:

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- detached residence
  - garage
  - four bedroom family home
  - off street parking for multiple cars via front driveway
  - potential to extend (stpp)
  - offered on a chain free basis
  - classic features with space to renovate
  - large back garden
-

a plethora of unique features infuse the home with an unparalleled allure, seamlessly blending traditional décor and fixtures with contemporary conveniences. adorned with wooden flooring throughout the ground floor, the residence boasts a fully covered patio that overlooks the meticulously landscaped garden-a sanctuary of tranquillity.

rare and remarkable, this four-bedroom, two-reception abode boasts a sprawling block-paved driveway, accommodating a minimum of two vehicles, while a welcoming porch entrance sets the tone with its sturdy and inviting front door.

bay windows and original fireplaces exude vintage charm, harmonizing with classic touches throughout the home. yet, with modern amenities seamlessly integrated, this property promises the epitome of high-spec, contemporary living.



upon crossing the threshold, an immediate sense of spaciousness envelops visitors, with expansive rooms-including two generously sized and inviting reception areas-awaiting exploration on the ground floor.

the kitchen/breakfast room, adorned with wooden worktops and integrated appliances, offers a versatile layout, primed for customization to suit personal preferences. beyond, a well-kept and secluded garden, featuring a lush lawn and substantial covered patio, beckons for leisurely outdoor enjoyment. an expansive outdoor kitchen and utility area further enhance the allure, all enclosed within secure fencing for utmost privacy.

ascending to the first floor reveals four generously proportioned bedrooms and a traditional bathroom adorned with elegant tiling and brass fittings-culminating in a harmonious blend of timeless allure and modern comfort.





#### LOCATION:

this property is in a highly convenient and accessible location, being surrounded by excellent transport links, open spaces, local facilities and schools.

there are also a wide range of options for travel including bowes park and new southgate railways stations all being within easy access and on the great northern and/or thameslink lines. arnos grove tube is nearby and is on the piccadilly line - ideal for swift journeys in and out of the capital.

there are a number of primary and secondary school choices when it comes to education including st monicas, bowes and walker primary schools as well as laurel park secondary which is nearby then others such as ashmole academy.

when it comes to getting out and about there are large green spaces at broomfield and arnos parks and the area is thriving with shops, restaurants, cafes and leisure facilities.

## valuable information

### EDUCATION:

#### primary schools:

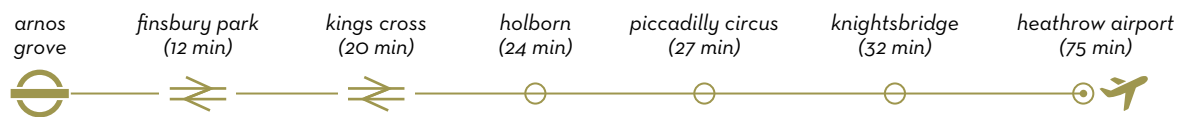
- 🎓 walker primary school  
(ofsted rated good) 0.5 miles away
- 🎓 bowes primary school  
(ofsted rated outstanding) 0.6 miles away
- 🎓 ashmole primary school  
(ofsted rated outstanding) 1.3 miles away

#### secondary schools:

- 🎓 laurel park school  
(ofsted rated good) 0.3 miles away
- 🎓 st anne's catholic high school for girls  
(ofsted rated outstanding) 0.8 miles away
- 🎓 ashmole academy  
(ofsted rated outstanding) 1.3 miles away

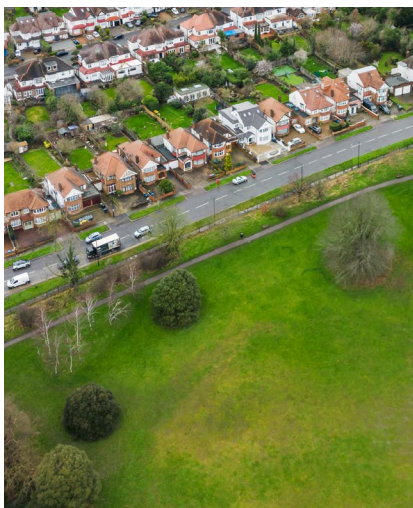
### TRANSPORTATION:

arnos grove station (piccadilly) is 0.7 miles away with direct access to kings cross station from under 25 minutes.



the piccadilly line is a deep-level london underground line running from the north to the west of london. it has two branches, which split at acton town, and serves 53 stations.

the line serves heathrow airport, and some of its stations are near tourist attractions such as piccadilly circus and buckingham palace. the district and metropolitan lines share some sections of tracks with the piccadilly line. this line has two depots, at northfields and cockfosters, with a group of sidings at several locations. crossovers are at a number of locations, with some allowing for trains to switch onto different lines.



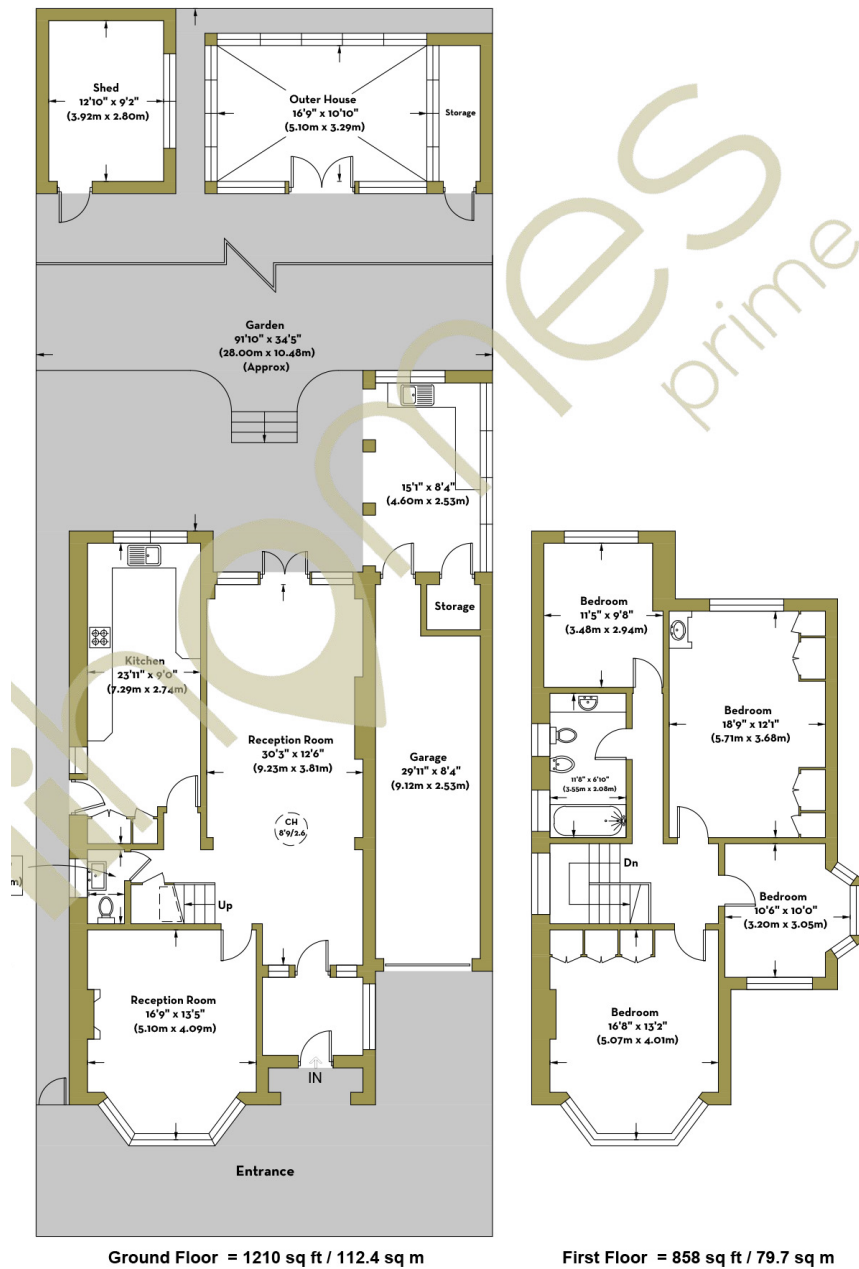
## floorplan:

38 POWYS LANE,  
LONDON, N14 7JG

- epc rating: d
- council tax band: g

- approximate gross internal floor area:  
2064 sq ft / 191.7 sq m
- outer houser/shed:  
350 sq ft / 32.5 sq m
- reduced headroom:  
4 sq ft / 0.4 sq m
- total:  
2418 sq ft / 224.6 sq m

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 1049215)*



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1

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2

low fall through rate (just 6.5%) compared to a  
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3

an average of 9 weeks between sale  
agreed and completion

4

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5

over 80% of business generated solely by recommendations

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dream a reality. let's talk.*