

# DOVERIDGE GARDENS

THOMAS  
JAMES



This spacious four bedroom semi-detached house in Palmers Green is ideally located with easy access to shops, green spaces, and the train station. The 1,730 sq ft property has an 80 ft garden and great views over Hazelwood Recreation Ground.

***Doveridge Gardens, N13***  
***Asking Price £900,000***  
***Freehold***

4 bedroom family home  
Top floor master suite  
Open plan kitchen/diner  
Separate living room  
80ft garden  
Garden studio  
Driveway  
0.8M to Palmers Green  
Station  
Enfield Council  
CT: Band E  
EPC: C

***by appointment only***  
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Extended to the rear and into the loft, and with a large garden studio, the property is unusually spacious. The highlights are the open aspect at the rear of the property and the fabulous, huge open plan living space on the ground floor. Extending to well over 30 ft, this stunning hub of the home easily accommodates a lounge area with a wood-burning stove, a dining zone, and a kitchen. Fully glazed bifold doors open to provide a seamless connection to the decked terrace, creating a perfect indoor/outdoor entertaining area.

The kitchen is well-equipped with high gloss wall and floor cabinets and a large island unit which incorporates a sink and breakfast bar. The contemporary aesthetic of this open plan space sits comfortably alongside the more traditional first floor front living room, linked by the smart monochrome décor and welcoming wood floors. The front living room is a serene retreat, with elegant period proportions including a large, curved south-facing bay window and high ceiling. An original fireplace provides a focal point and is complemented by the school-style radiators and chequered tiling in the adjacent hallway. Also on this floor are a utility room and WC.



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The first floor is home to three bedrooms and two bathrooms one of which (a luxurious shower room) is en suite to the front double bedroom. Sitting above the living room, this has a south-facing bay window and measuring 15'9" by 11'10" it has ample space for a kingsize bed and two bespoke fitted wardrobes. The second double bedroom on this floor has great garden views, whilst the third (single) bedroom has a charming and sunny small bay window. The family bathroom has the look and feel of a hotel, with large format floor and wall tiles, and contemporary sanitaryware including a freestanding bathtub and washbasin console. A wide window provides great natural light and ventilation.

The top (loft) floor has been extended to create an impressive air-conditioned double bedroom suite with extensive built-in storage space and a stylish en suite shower room. Two Velux windows and a third window overlooking the garden provide excellent natural light and great rooftop and parkland views.





The property is in immaculate condition throughout, with stylish décor in a coherent mainly monochrome palette and contemporary fittings including bespoke plantation shutters in all the bedrooms. It's double glazed and has gas central heating

Outside, the property has two off street parking spaces on the block-paved front drive, and the 80 ft garden has been landscaped to provide a raised deck next to the rear of the house, a large central lawn bordered by raised beds and, at the end of the garden, a charming New England style garden studio with a paved terrace that's suited to a variety of uses. Beyond this lies the open field of the recreation ground, meaning the rear of the property has great green views and isn't overlooked.



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LOCAL LIFE

This family house is just five minutes’ walk from Hazelwood Infant & Primary schools, and a ten-minute stroll from the thriving centre of Palmers Green, with its many shops, cafes, and many other amenities.

Transport links are excellent. Palmers Green train station, less than a mile from the property, has regular direct 29-minute journeys to Moorgate in the City. There’s also easy access to the road network, with the North Circular Road and A10 both a couple of minutes away by car.

There are plenty of great green spaces within easy walking distance, including Hazelwood Recreation Ground just around the corner, and Broomfield Park (a 10-15 minute walk), and firs Farm Park & Wetlands (15-20 min).



Links

[Location >](#)

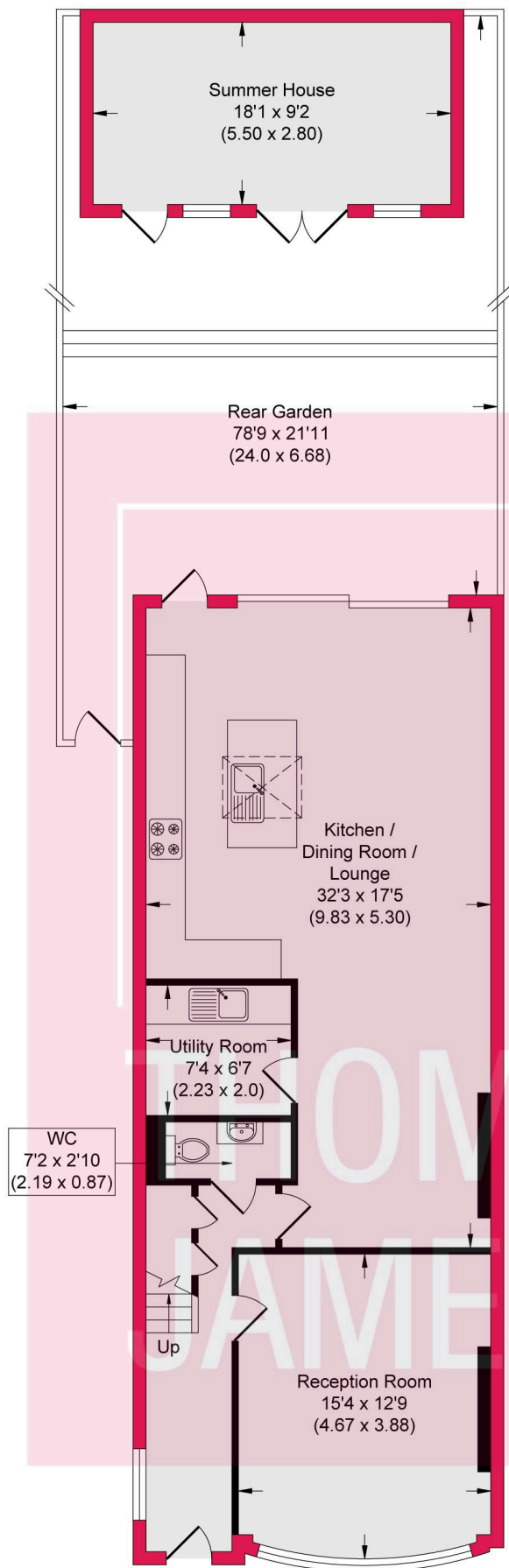
[Transport >](#)

[Video >](#)

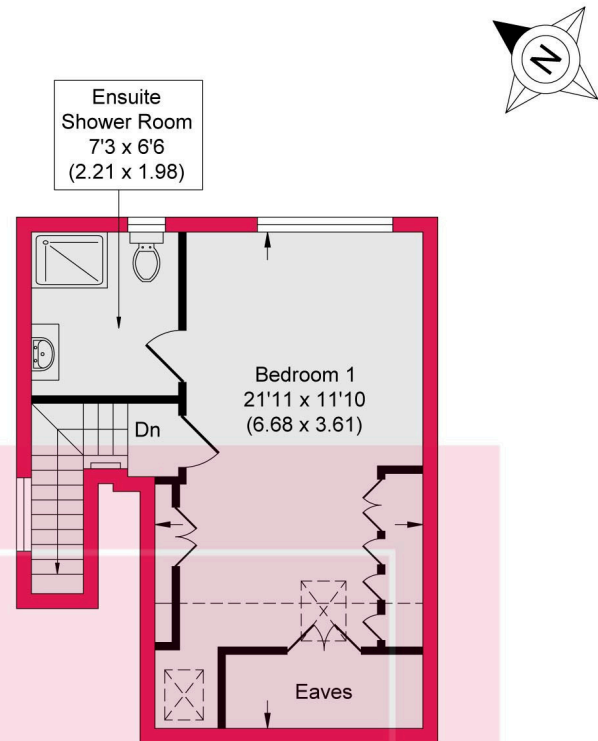
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92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



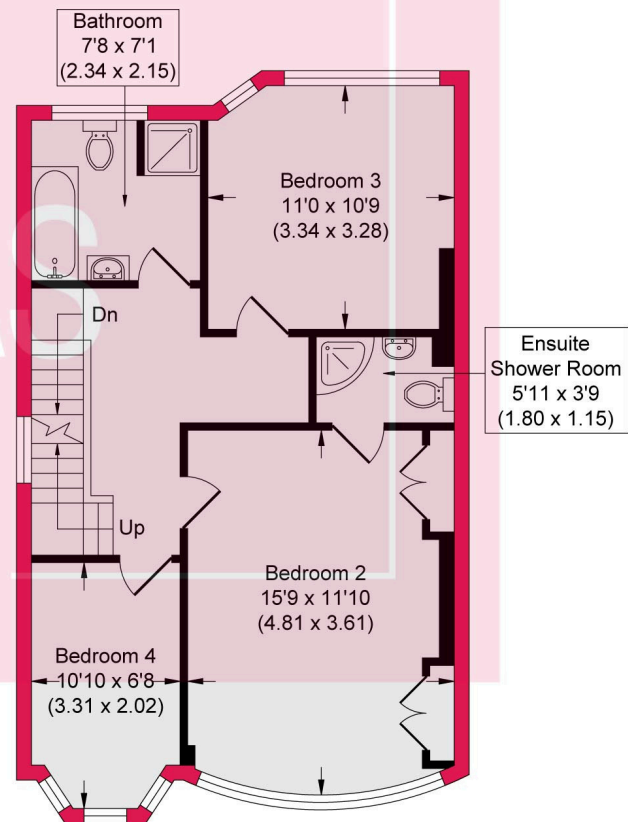
Ground Floor  
76.73 sq.m. (825.91 sq.ft.) approx.



Second Floor  
31.05 sq.m. (334.22 sq.ft.) approx.



First Floor  
52.95 sq.m. (569.95 sq.ft.) approx.



**TOTAL FLOOR AREA : 160.73 sq.m. (1730.08 sq.ft.) approx.**  
**(Including Restricted Head Height Area Excluding Summer House)**  
**SUMMER HOUSE AREA : 15.40 sq.m. (165.76 sq.ft.) approx.**

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.

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