
Castles
LONDON
ASKING PRICE
£575,000 Freehold
Tottenhall Road
N13
Castles
LONDON

PROPERTY SUMMARY

An impressive three-bedroom family home, extending to approximately 1,399 sq ft, occupying a popular residential turning in N13. Beautifully combining contemporary finishes with an abundance of period charm, the property offers generous, light-filled accommodation, complemented by a stunning south-facing landscaped garden extending over 60ft, a dedicated garden office, versatile converted garage providing additional outside storage and separate guest cloakroom in garden.

The accommodation comprises a welcoming reception room, a well-appointed kitchen, three well-proportioned bedrooms and a tastefully appointed family bathroom. Throughout, the property offers an appealing balance of modern comfort and traditional character. The generous proportions create a sense of space, with natural light enhancing the feel throughout.

A particular highlight is the beautifully landscaped south-facing garden, extending to over 60ft and providing an exceptional setting for relaxation and entertaining. It features an attractive seating area, a dedicated garden office, ideal for home working, and the added convenience of a separate guest cloakroom. The converted garage provides further useful outside storage.

The property is ideally positioned for a selection of well-regarded local schools, making it particularly appealing to families. Transport connections are excellent, with bus services linking Palmers Green, Wood Green and Southgate. Palmers Green railway station offers Great Northern services towards Finsbury Park, Highbury & Islington and Moorgate, while Wood Green Underground station provides Piccadilly line connections to King's Cross, Covent Garden, the West End and Heathrow Airport.

Combining generous proportions, contemporary presentation, period charm and an exceptional range of additional features, this is a distinctive family home in a popular N13 residential location.

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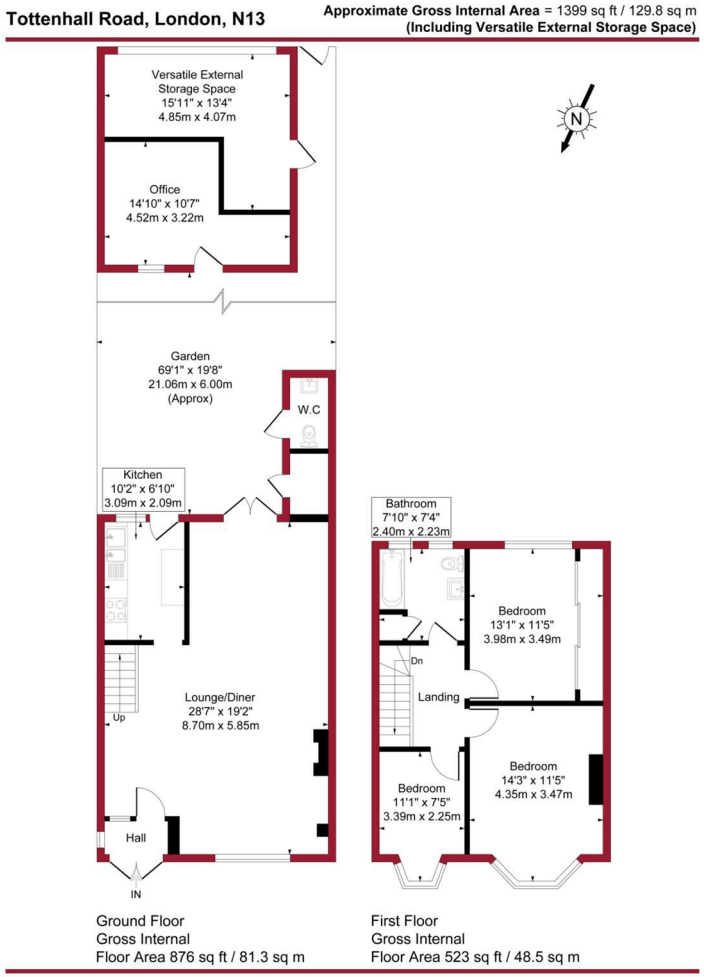












PINKPLAN

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:

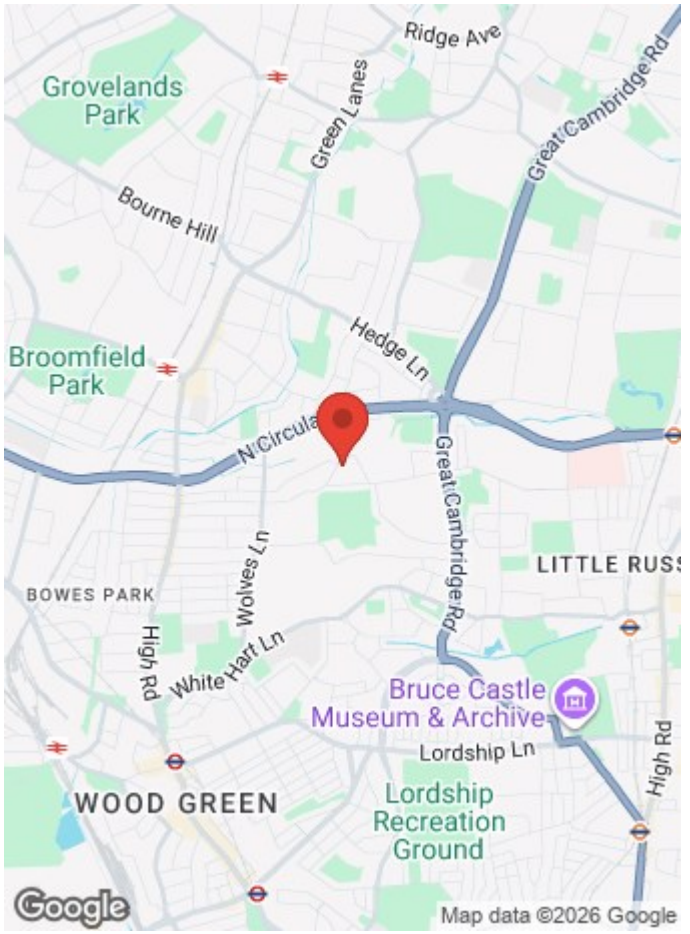
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground 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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OFFICE ADDRESS

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OFFICE DETAILS

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