



## **Arnold Gardens, Palmers Green, London, N13**

Under Offer (SSTC)

£640,000 (Freehold)





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## Wonderfully stylish 4-bedroom 1920's house, combining period features, with modern convenience, and excellent space.

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Baker and Chase are delighted to present this spacious and tastefully decorated 1920's family house, with four well-proportioned bedrooms, this property has been thoughtfully designed to accommodate modern living while retaining its period charm.

Upon entering, you will be greeted by two inviting inter-connecting reception rooms, perfect for both relaxation and entertaining. The stylish modern kitchen, installed as recently as 2022, is equipped with contemporary fittings, making it a joy to cook and gather with loved ones. Each floor benefits from toilet facilities, including a new cloakroom and first floor bathroom, both installed in 2023, adding convenience for busy households. The first floor family bathroom has been designed to include a utility cupboard, which houses both the washing machine and tumble dryer and also adds excellent practical storage.

The house has undergone a modern loft conversion (2018), enhancing its spaciousness and functionality. This clever addition allows for ample living space, ensuring that everyone has their own sanctuary. The property is offered in good condition throughout, making it ready for you to move in and make it your own.

One of the standout features of this home is its ability to blend period features with modern amenities, creating a unique and stylish atmosphere. The original details have been lovingly preserved, providing character and warmth to the living spaces.

Conveniently located just 0.4 miles from Palmers Green B.R station, commuting to central London is a breeze, making this property ideal for those who work in the city but prefer the tranquility of suburban life.

In summary, this four-bedroom house in Arnold Gardens is a rare find, combining elegance, comfort, and practicality in a sought-after location. Do not miss the chance to view this splendid home that truly has it all.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Front Garden

Sandstone patio with tiled entrance path, access to:

## Hallway

Coving to ceiling, original hardwood door to front aspect, stairs to first floor, under stairs storage, double radiator, original wood floor, door to:

## Lounge

Coving to ceiling, original sash windows to front aspect, interconnecting doors between lounge and dining room, feature fire place, original wood floor

## Dining Room

Double glazed window and doors onto garden, door to downstairs w/c, bespoke cabinets for storage and display, double radiator, original wood floor, access to:

## Kitchen

Coving to ceiling, double glazed window to rear aspect, matching range of wall and base units with Quartz work surfaces over, tiled splash backs, inset sink with mixer tap, 4-ring induction hob, electric integrated oven, integrated extractor hood, integrated dishwasher, space for fridge freezer

## Downstairs WC

Spotlights, double glazed opaque windows to side and rear aspect, hand basin with mixer tap and storage under, low flush w/c, heated towel rail, extractor fan, tiled floor

## First Floor Landing

## Bedroom 2

Coving to ceiling, original sash window to front aspect, picture rail, built in wardrobe, cast iron feature fire place, radiator





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### Bedroom 3

Double glazed bay window to rear aspect, feature fire place, radiator

### Bedroom 4

Original bay window to front aspect, dado rail, radiator

### Bathroom

Double glazed opaque window to rear aspect, built in utility cupboard with plumbed spaces for washing machine and tumble dryer, bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, low flush w/c, heated towel rail, extractor fan

### Second Floor Landing

### Bedroom 1

Spotlights, x2 Velux windows to front aspect, double glazed doors onto Juliet balcony to rear aspect, radiator, door to:

### En-Suite

Spotlights, double glazed opaque window to rear aspect, corner shower unit, pedestal hand basin with mixer tap, low flush w/c, heated towel rail, extractor fan

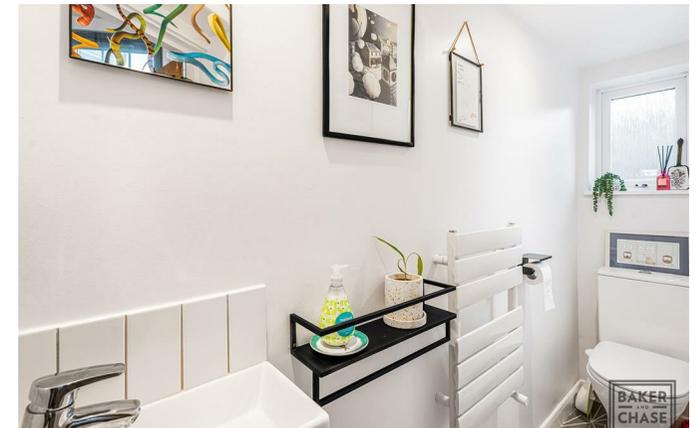
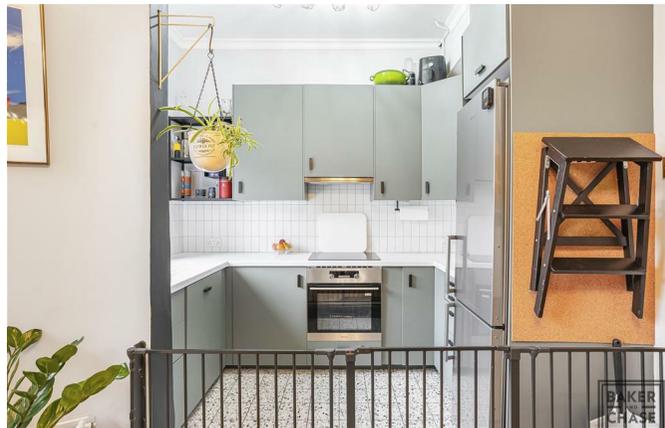
### Garden

Outside unit housing the boiler, outside tap, external power point, decked area, additional Indian Sandstone patio, mainly laid to lawn, shrub borders

### Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.





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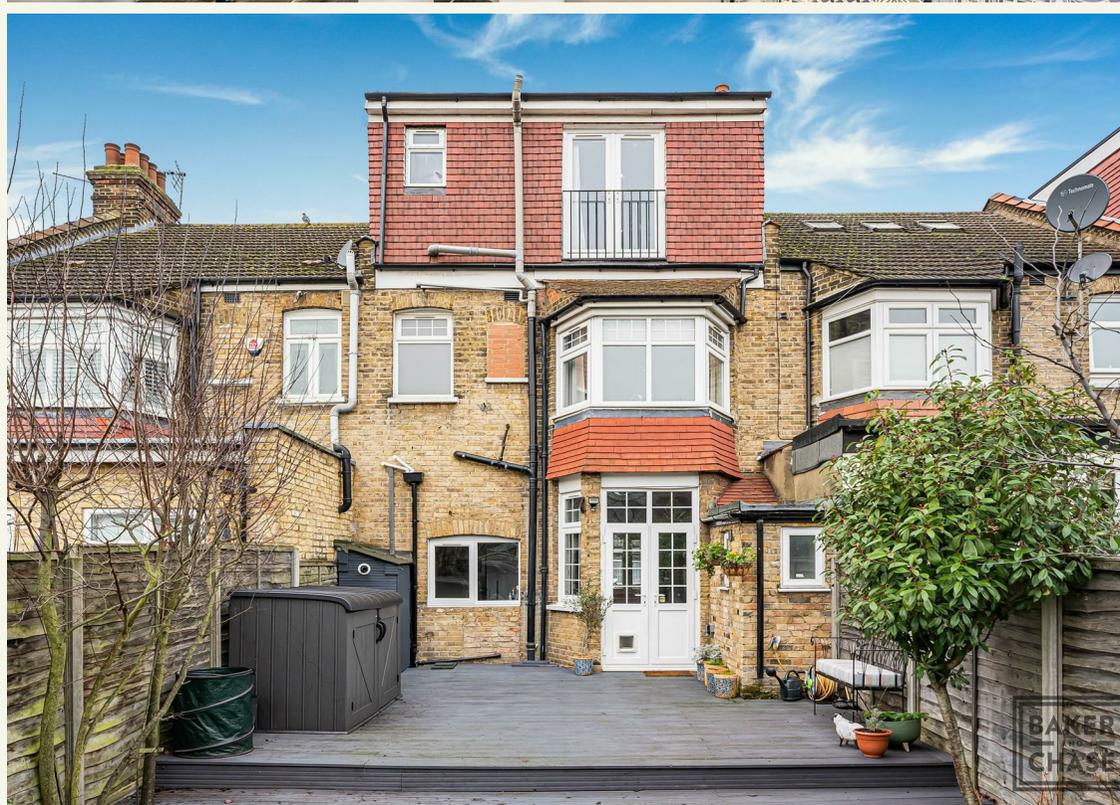
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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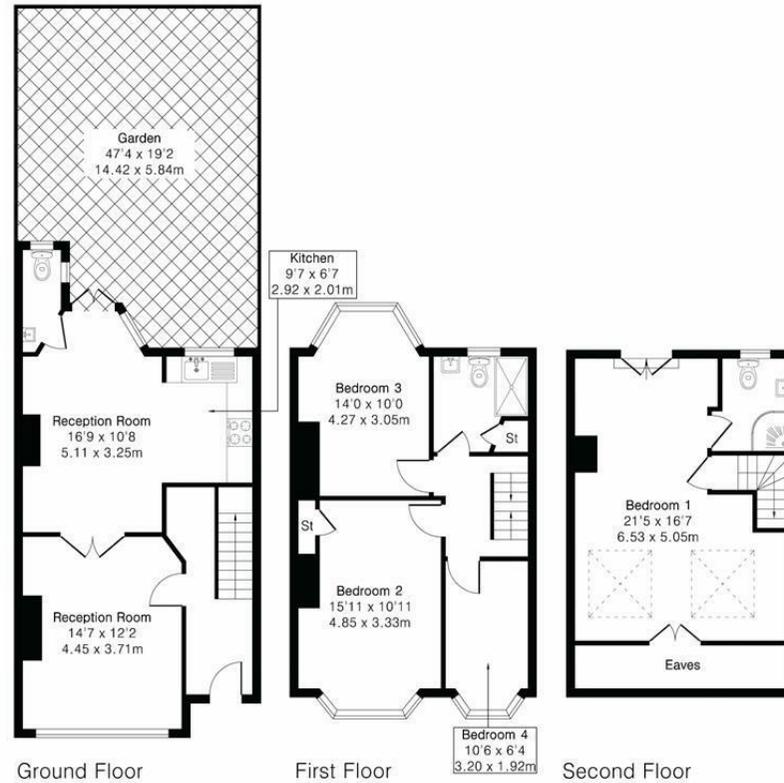


**Approximate Gross Internal Area 1361 sq ft - 127 sq m**

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 481 sq ft – 45 sq m

Second Floor Area 355 sq ft – 33 sq m



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.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D

