

Aldermans Hill, Palmers Green, London, N13 4QD



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Aldermans Hill

This iconic family home has recently undergone a full refurbishment, whilst still retaining many of the properties original features and characteristics, six bedrooms, four bathrooms, three reception rooms, carriage driveway, integral garage and garden room.

We are proud to present one of the area's most iconic family homes which has been occupied by the current owners for over 40 years.

The property has recently undergone a full refurbishment by Copues Construction, whilst still retaining many of the properties original features and characteristics.

As you enter the property there is a large reception hall with access to a cloakroom and downstairs WC with double doors leading to a dual aspect through lounge with bay windows to front and rear.

Just off the reception room is a newly fitted, yet contemporary kitchen/breakfast room with a range of integrated appliances, two tone cabinetry, solid wood island worktop and granite fitted worktops with splash backs to the main kitchen.

There are also bi-folding doors leading to the rear terrace. The kitchen has access to the utility room which has two doors, one leading to the basement for everyday storage and the other door is an integral door to the garage.

To the first floor there is a split-level landing with a five-piece suite family bathroom with his and hers basins and a tasteful modern free standing bath. There are four double bedrooms, two of which have en suite shower rooms.

To the second floor there are a further two double bedrooms, shower room with the added benefit of a storeroom which is fully carpeted. The rear garden is approximately 125 ft in length with a large rear sandstone patio and paved pathways bordering a large lawn and its planted borders. To the rear of the garden is a heated garden room which is approximately 485 sq. ft with its own WC.

It has two sliding patio doors and entertaining bar area. To the front of the property there is a carriage driveway allowing parking for several vehicles with direct access to the garage.

Location: Situated close to Southgate Green, overlooking Broomfield Park with views over the London skyline. This family home is within easy reach of Southgate underground station (Piccadilly Line) with its multiple shops and restaurants and Palmers Green overground station. Local education is well catered for with Ashmole secondary school, Broomfield secondary school and Keble school.

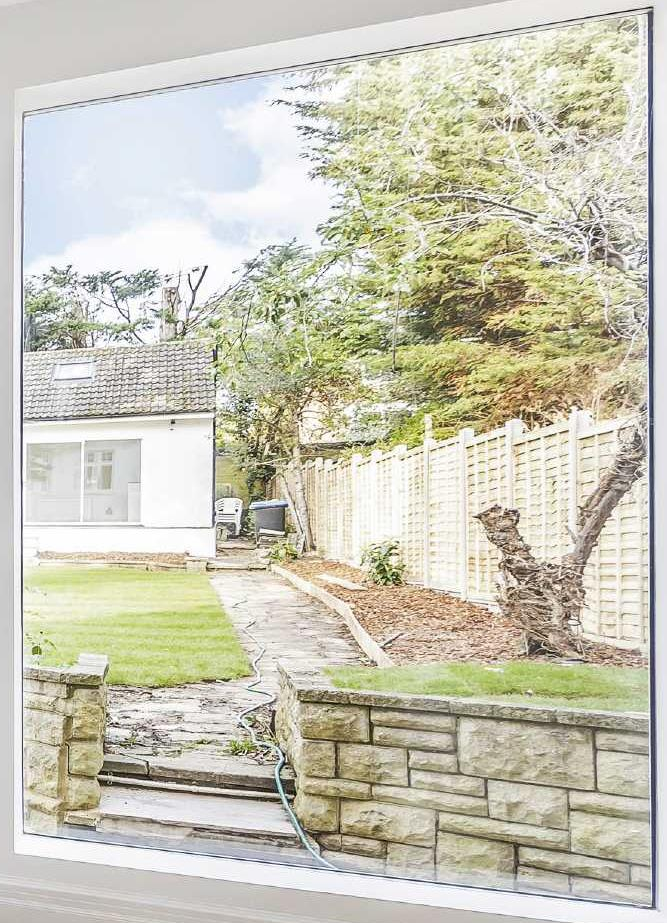


















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APPROX. GROSS INTERNAL FLOOR AREA 2998 SQ FT 278.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)
 OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 485 SQ FT 45 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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The Property Ombudsman

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Council Tax - G
Local Authority – Enfield

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