

kings GROUP

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Harlech Road, London, N14 7BY

£990,000

- A Charming and Characterful Edwardian Four Bedroom Semi-Detached Residence
- Two Well-Proportioned Reception Rooms, Ideal for Separate Living and Dining Areas
- Cellar with Ceiling Lighting
- A Wealth of Character Features, Including Traditional Sash Windows
- Within the Catchment Area of Highly Regarded Schools, Including St Anne's Catholic High School (Outstanding Ofsted Rating) & Walker Primary School
- An Impressive Rear Garden, Generously Sized and Mainly Laid to Lawn with Integral Outside Storage
- Fitted Kitchen with Separate Utility Room
- A Family Bathroom Upstairs, Complemented by a Useful Ground Floor WC
- Excellent Transport Links, Including Palmers Green Station(0.4 miles), Southgate Underground Station & Arnos Grove Underground Station (Both Piccadilly Line)
- Close Proximity to Open Green Spaces, Including Grovelands Park & Broomfield Park

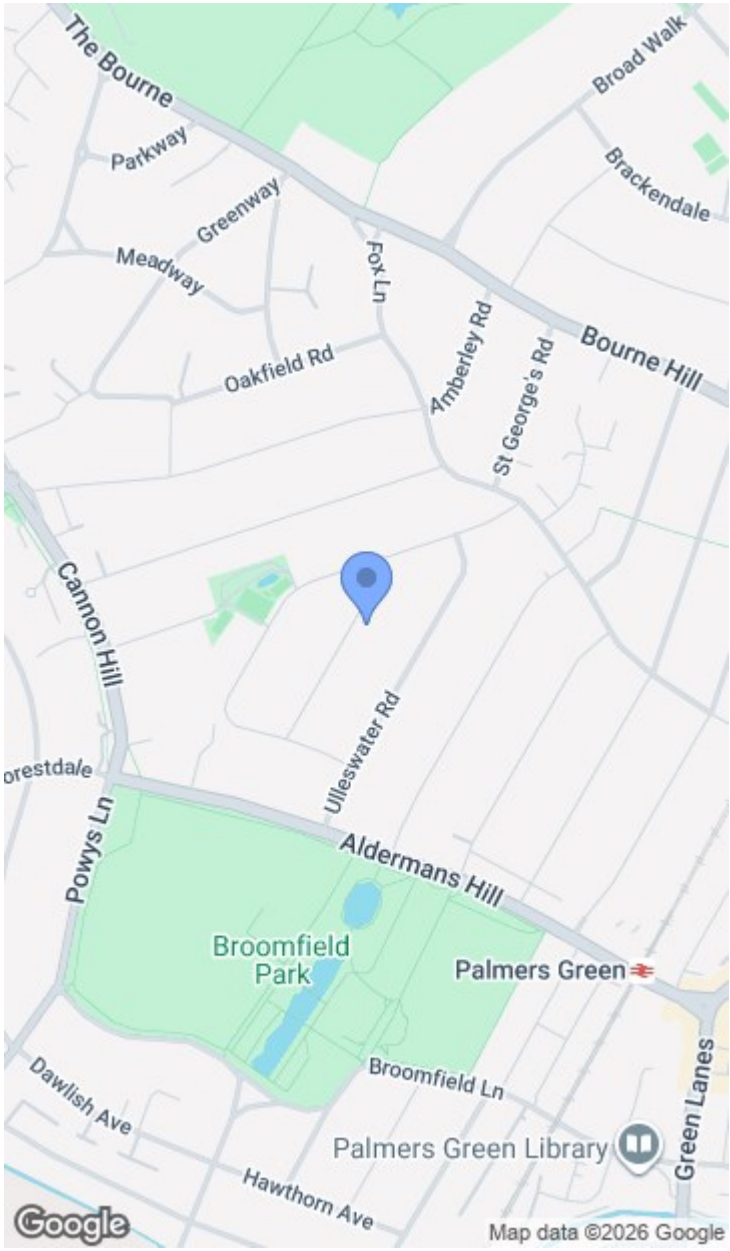
Kings Group – Enfield Town are delighted to present this phenomenal Edwardian four bedroom semi-detached residence, an exceptional family home that perfectly combines timeless period charm, generous proportions & a highly sought after location.

Spanning an impressive approximately 1839.6 sq ft of internal living accommodation, this delightful residence offers a wonderful balance of character & functionality. The ground floor welcomes you with two elegant reception rooms, providing the ideal arrangement for separate living & dining areas, alongside a fitted kitchen, a dedicated utility room & a convenient downstairs WC. The first floor continues to impress, offering four well proportioned bedrooms, providing excellent versatility for family living, together with a well-appointed bathroom & separate WC. Further benefits include a cellar, providing valuable additional storage space, while the home retains a wealth of period charm with attractive character features including traditional sash windows & feature fireplaces.

Externally, the property enjoys a beautifully presented rear garden, creating a wonderful private outdoor space perfect for entertaining, relaxing & family enjoyment.

Ideally positioned for commuters, the property benefits from excellent transport connections, including Palmers Green Station (0.4 miles), as well as Southgate Underground Station & Arnos Grove Underground Station, both offering Piccadilly Line services. Families will also appreciate the property's position within the catchment areas of highly regarded local schools, including St Anne's Catholic High School (rated Outstanding by Ofsted), St Monica's RC Primary School & Walker Primary School.

The home is also perfectly placed for enjoying an abundance of nearby open green spaces, including the picturesque Grovelands Park & Broomfield Park, while being within easy reach of a fantastic selection of shops, restaurants, cafés & amenities along Green Lanes & Southgate High Street.





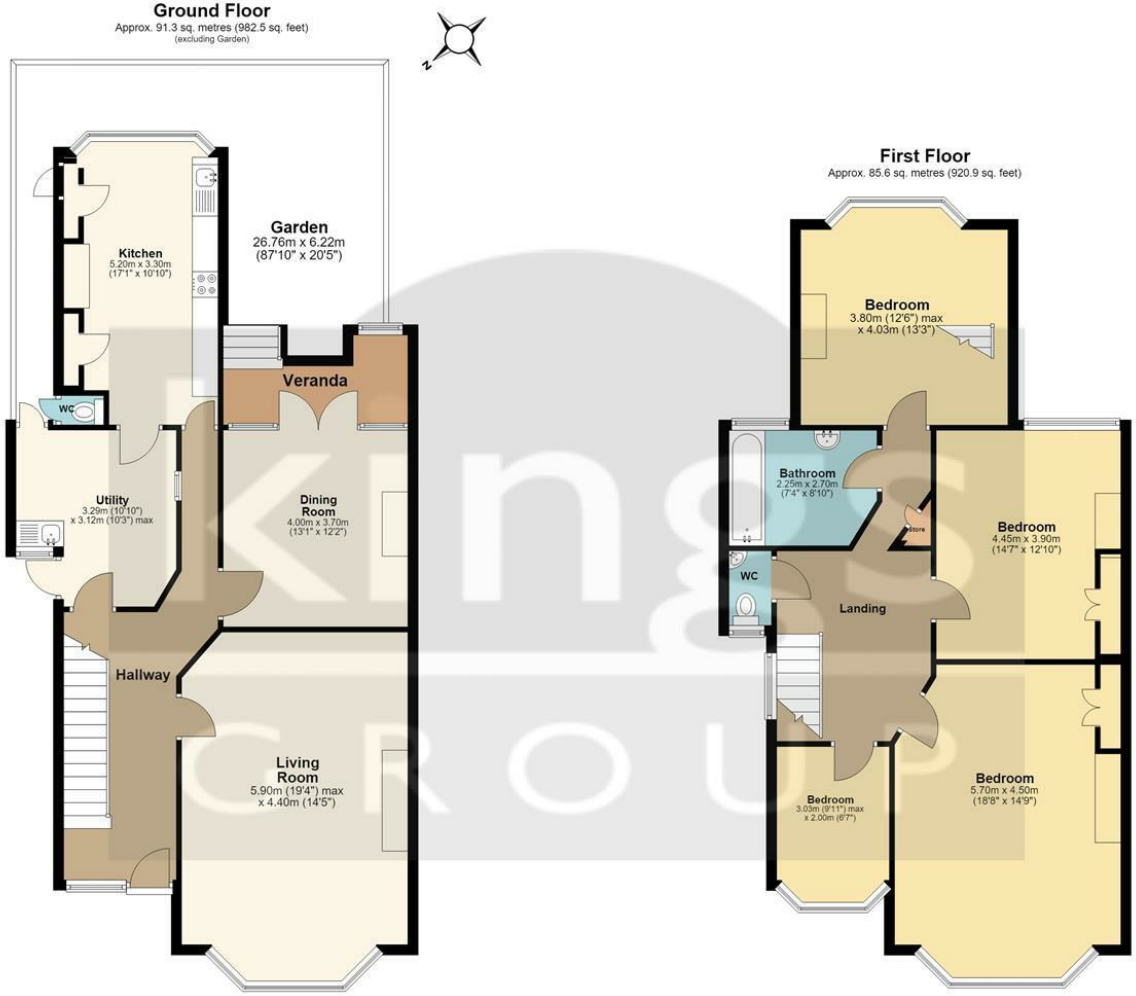






Ground Floor

Approx. 91.3 sq. metres (982.5 sq. feet)
(excluding Garden)



First Floor

Approx. 85.6 sq. metres (920.9 sq. feet)

Total area: approx. 176.8 sq. metres (1903.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Harlech Rd