



Lodge Drive, London

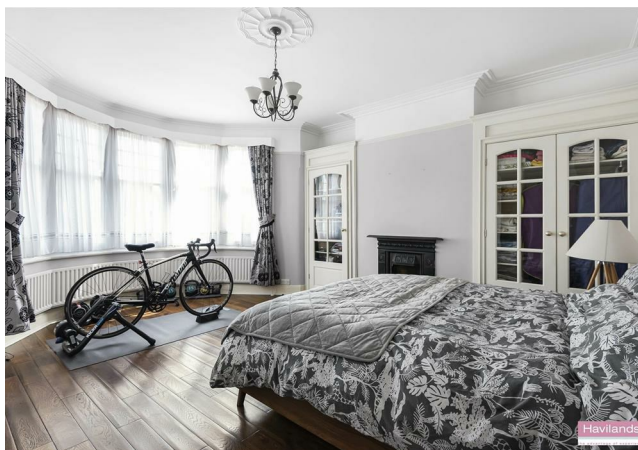
Offers Over £950,000

Havilands

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- 4 double bed, 2 rec Edwardian
- Kitchen opens to a conservatory
- Gated parking, electric charging point
- Period features
- 1 bedroom with en-suite
- Loft bedroom with large storage
- Downstairs cloakroom
- Close to Palmers Green mainline station
- Walking distance to Broomfield Park
- EPC: 43/E; potential 73/C



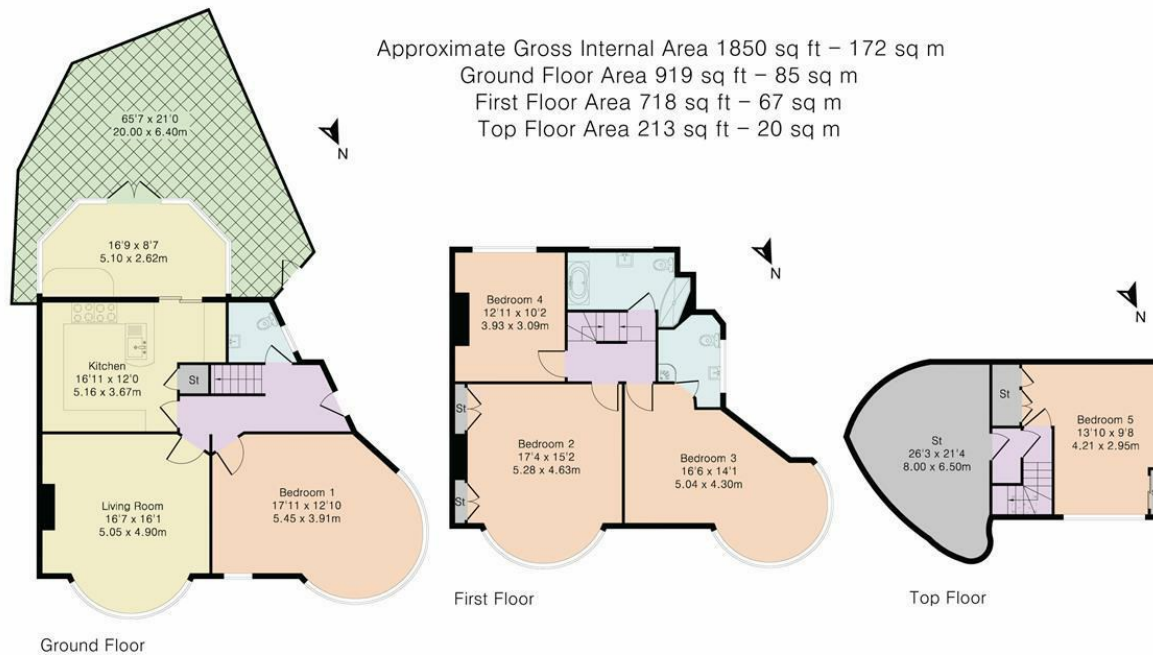
Havilands are delighted to present this large (1850sqft) Edwardian 4 bedroom, 2 reception corner property with gated parking to the front. You enter into a wide hallway which is full of period features like high ceilings, dado rail, picture rail and these period features carry through the main rooms of the house. There are two spacious reception rooms (1 currently used as a bedroom), which both have large bay windows, period plaster work on the ceilings and feature fireplaces. To the rear is a spacious, modern kitchen, with bi-fold windows and doors which open up into the conservatory, which has an eating/seating area looking into the kitchen. The hallway features period mosaic tiled flooring which has recently been fully restored, built in storage and a downstairs cloakroom. Upstairs there are 3 double bedrooms, 2 with large bay windows, 1 of which has an en-suite and 1 with built-in wardrobes. There is also a fully tiled family bathroom. The loft room offers a 4th double bedroom, large built in wardrobes. there is also a large storage space in the attic and eaves. The front of the house is concealed by a well manicured hedge, offering complete privacy from the road, with double gates leading to a driveway for off street parking for two cars including an electric car charging point, featuring decorative palm trees. To the rear there is a low maintenance garden, comprising of patio and pebble area, edged by planters containing palms, with wisteria around the fence. Location wise, this home is only moments away from Palmers Green mainline station (29 mins to Moorgate), close to Hazelwood school, Broomfield Park and all the shops and amenities of the area. Viewing highly recommended.

Tenure: Freehold

Council Tax Band: F

EPC Rating: 43/E; potentially 73/C

For more images of this property please visit havilands.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 as defined by RICS code of measuring practise. No guarantee is given on 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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