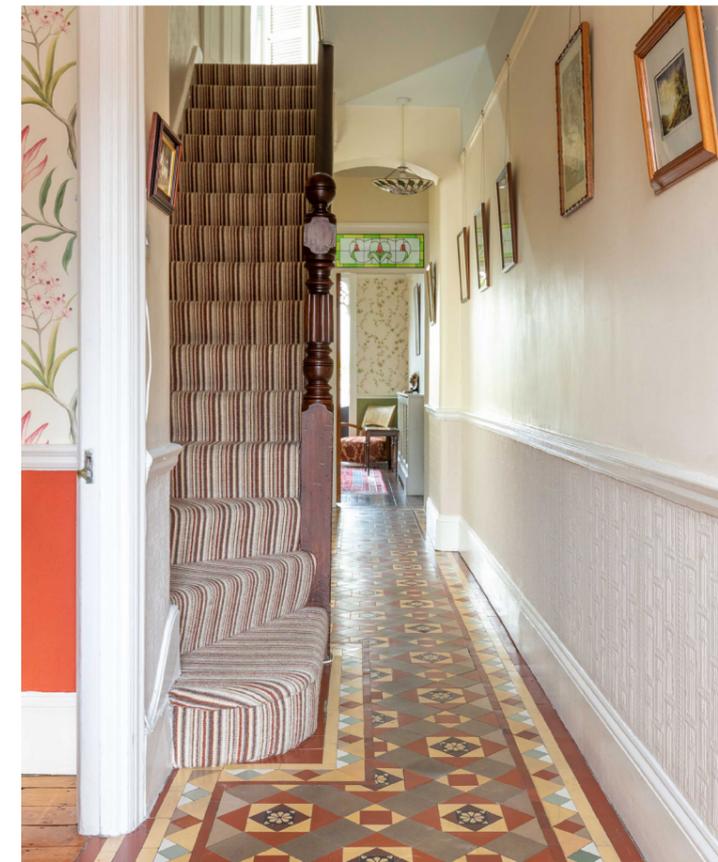




New River Crescent  
Palmers Green | London

**Anthony Webb**  
ESTATE AGENTS





# A spacious family home

## New River Crescent

A delightful example of a well-presented four bedroom Albert Frederick Simmons Edwardian family home. Built in the early 1900's, the property is located in a quiet and popular residential side street running between Hazelwood Lane and Hedge Lane, offering 1,593sq feet of living space over three floors. The property has been lovingly cared for by the current owners with many of its original features and charm retained.

Walking up the path you will notice the doorstep appeal of the entrance porch with fretwork surround and original front door with stained leaded glass panels. The sash bay windows to the front, have been replaced matching the original style and character which enhances the appeal of the house.

The spacious tessellated tiled hallway with original picture and dado rail has high ceilings and features a balustraded staircase leading up to the first floor. An original panelled door opens up to the living room which boasts a large bay window, a working Edwardian cast iron feature fireplace with tiled inserts and hearth, original cornice and covings to the high ceiling, picture rail, dado rail and stripped and stained exposed floorboards.

The kitchen/diner in the centre of the house boasts ample wall and base units with roll top work surfaces and inset 1½ bowl ceramic single drainer sink with mixer tap. The wide dual fuel range cooker has a matching extractor hood over. The utility area, with an original hanging airer, has direct access via a glazed door to the side return and rear garden.

To the rear of the house, an original panelled door opens up in to the delightful sitting room with coving and central rose to the high ceiling, picture rail, dado rail and access to a lovely double glazed conservatory. From the conservatory there are double glazed French doors leading in to the rear garden.

The first floor consists of a landing with panelled doors opening into three double bedrooms, the family bathroom and a separate WC. The front bedroom stretches across the full width of the house and has a wide choice of fitted wardrobes. A balustraded staircase leads you to the second floor landing.

The loft conversion features a spacious bedroom with an en-suite.



# Outside space

## New River Crescent

The westerly facing rear garden, measuring approx. 70ft x 19ft., has been lovingly nurtured and landscaped boasting shrub borders, a paved patio and a lovely lawn. There is an original brick built WC, timber shed and access to a rear service ally.

### SURROUNDING AREA

Palmers Green has a lovely variety of shops and a vibrant community. The Hazelwood Recreation Ground, with children's playground and sports facilities, and the New River Path are within easy reach. Broomfield Park and Grovelands Park are within walking distance.

Education is well catered for being located in the catchment area of Hazelwood, Firs Farm, and St Monica's primary schools as well as Winchmore secondary school. Palmers Green High School for girls and Keble School for boys are also both nearby.

### TRANSPORT LINKS

Excellent bus networks and Enfield's award winning cycle lanes can be found on your doorstep, with easy access to Wood Green, Southgate and Enfield. Palmers Green overground station is a short 10 minute walk away (Moorgate/Kings Coss in under 30 minutes).



## New River Crescent

Four bedrooms  
Tenure: Freehold

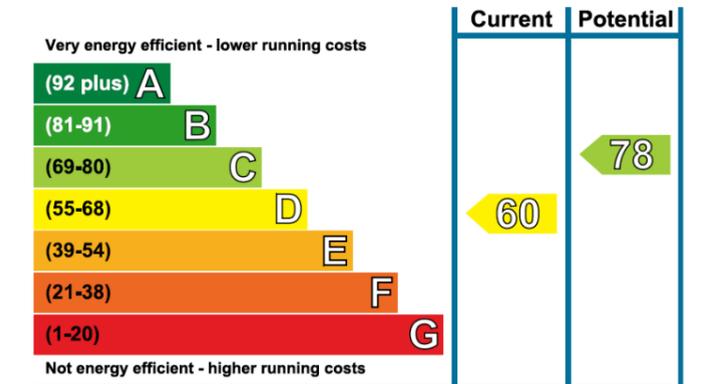


The measurements supplied are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



The EPC records how energy efficient a property is as a building, using an A-G rating scale (A - being the most efficient and G - the least)



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