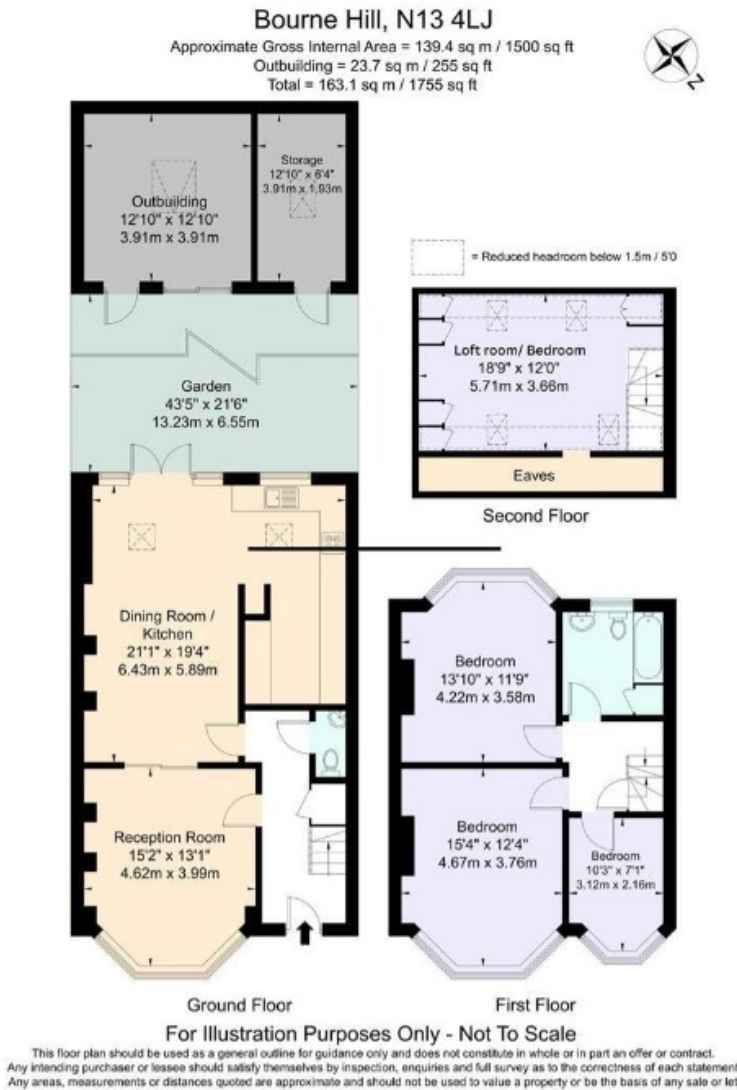




Bourne Hill, London, N13

CHARMING & CHARACTERFUL EXTENDED 3-BEDROOM EDWARDIAN HOME
Paul Simon Estate Agents are delighted to offer for sale this impressive three-bedroom extended Edwardian family home with an additional spacious loft room and a substantial summer house/treatment room, perfectly combining period charm with generous and versatile living accommodation.

The property boasts a wealth of original features, including a beautiful tessellated tiled entrance hall, high ceilings, cornicing, picture rails, original flooring and feature fireplaces. The ground floor features an impressive 16ft front reception room with a large bay window and feature fireplace, leading through to a spacious 23ft extended kitchen/dining/family room. The well-appointed kitchen offers ample storage, wooden worktops, ceramic butler sink and integrated appliances, while the dining and family areas benefit from rear-facing windows and a skylight.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, with the spacious loft room providing excellent additional and versatile living space. Externally, the property benefits from an approximately 45ft South-facing rear garden with decking, lawn and a substantial summer house currently used as a treatment room. To the front, there is off-street parking for two cars.

Bourne Hill is ideally located for the amenities of Palmers Green and Winchmore Hill, with a wide range of shops, restaurants, schools, parks and transport links close by. Palmers Green mainline station offers services towards Moorgate, with Winchmore Hill and Southgate stations also within easy reach.

£780,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

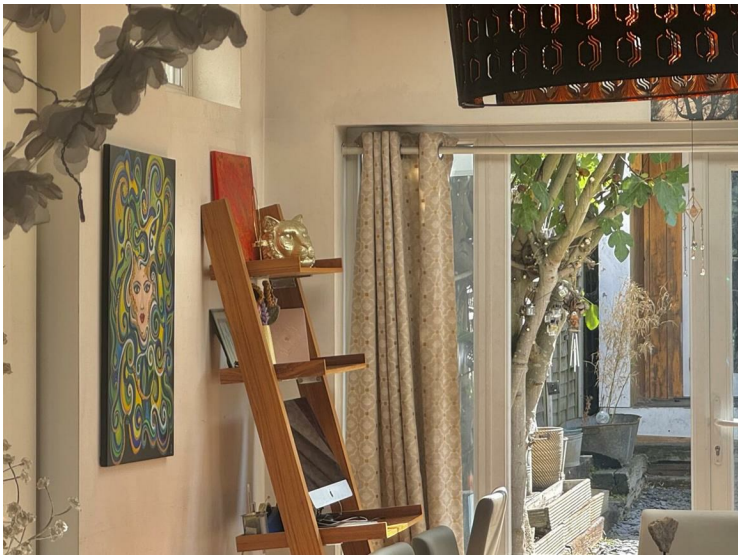


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Photographs are for illustration purposes and may depict items not included in the sale. If you have any queries relating to fixtures and fittings please refer to your legal advisor. These particulars provide an approximate description of the property. Accuracy is not guaranteed. Our description or mention of any appliances or services is not to be taken as guarantee that they are in working order. Purchasers are advised to make their own enquiries.

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Features

- ★ Three Bedrooms
- ★ Driveway Parking
- ★ Private Rear Garden
- ★ 45ft South Facing Garden
- ★ Edwardian Terrace Home
- ★ Original Features
- ★ Versatile Loft Room
- ★ Two Reception Rooms