



16 Stonard Road, London, N13 4DP  
£650,000



## 16 Stonard Road, London, N13 4DP

Lanes Estate Agents are pleased to market this delightful Victorian terraced house located on Stonard Road, presenting a wonderful opportunity for those seeking a family home in a vibrant community. Boasting three/four well-proportioned bedrooms and two inviting reception rooms, this property offers ample space.

The house is ideally located, just a short stroll from the picturesque Grovelands Park and Broomfield Park, perfect for leisurely walks or family outings. Additionally, the amenities along Green Lanes & Aldermans Hill are within easy reach, providing a variety of shops, cafes, and restaurants to enjoy. For families, the area is served by excellent local schools, ensuring a quality education for children.

This property benefits from off-street parking and is offered chain-free, making the purchasing process more straightforward. While the house is in need of modernisation throughout, it presents a blank canvas for buyers to create their dream home.

Conveniently, Palmers Green BR station, which provides direct access to Moorgate, is within walking distance, making commuting to central London a breeze. This Victorian terrace house is not just a home; it is a chance to invest in a property with character and potential in a sought-after location.



### Hallway

Laminate wood flooring, radiator, stairs leading to first floor landing, under stair storage cupboard and doors leading to all rooms.

### Reception One

15'5" (into bay) x 12'4" (4.70m (into bay) x 3.76m)

Double glazed bay window to front aspect, radiator and double doors leading to reception two.

### Reception Two

12'4" x 10'3" (3.76m x 3.12m)

Double glazed window to rear aspect and radiator.

### W.C

Frosted double glazed window to side aspect, laminate wood flooring, heated towel rail, sink with mixer tap, low flush W.C, part tiled walls and spotlight.

### Kitchen/Diner

19'3" x 10'6" (5.87m x 3.20m)

Dual aspect double glazed windows, double glazed door leading to rear garden, base level units with worktop surfaces, sink with mixer tap and drainer unit, fitted oven, hob and extractor hood, integrated under counter fridge, under counter freezer and washing machine, radiator and spotlights.

### First floor Landing

Loft access and doors leading to all rooms.

### Bedroom One

16'2" x 12'7" (4.93m x 3.84m)

Two double glazed windows to front aspect and radiator.

### Bedroom Two

12'2" x 10'4" (3.71m x 3.15m)

Double glazed window to rear aspect and radiator.

### Bedroom Three

9'4" x 8'5" (2.84m x 2.57m)

Double glazed window to side aspect, radiator, storage cupboard and door leading to bedroom four.

### Bedroom Four

10'3" x 7'7" (3.12m x 2.31m)

Double glazed window to rear aspect and radiator.

### Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment, low flush W.C, pedestal wash hand basin with pillar taps, tiled walls and radiator.

### Exterior - Front

Pattern brick paved driveway.

### Exterior - Rear

Large rear garden, In need of cultivation.

### Lanes Estate Agents Enfield Reference Number

ET5229/AX/AX/AX/180225





GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.

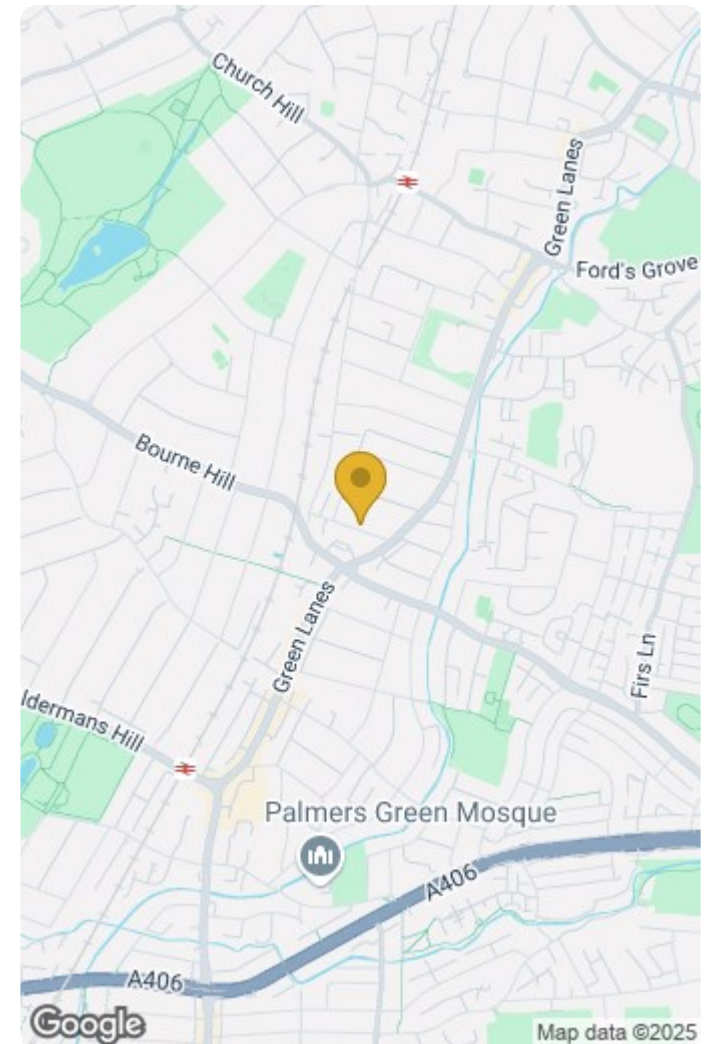


TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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