



The Grove, Palmers Green, London, N13
Offers In Excess Of £750,000 Freehold

Anthony Webb
ESTATE AGENTS

The Grove, Palmers Green, London, N13

A rarely available original four bedroom extended semi-detached character house built circa 1913, offering in excess of 1600sq ft over two spacious floors. Features include a grand hallway with feature fireplace, three receptions, guest ground floor cloakroom, modern bathroom and good size rear garden.

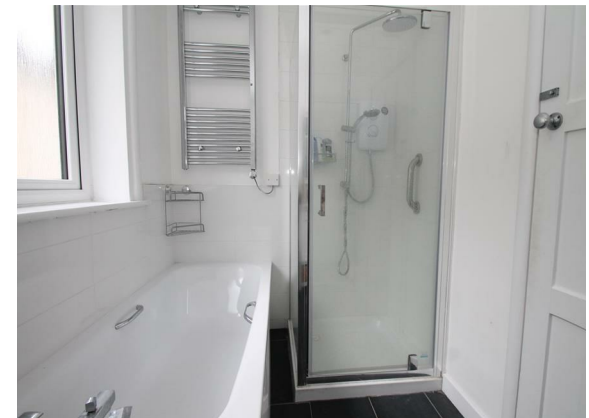
The Grove is a most desirable residential turning located between Hazelwood Lane and Riverway. The property is a short walk to Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. Green spaces are well catered for with Broomfield Park, Hazelwood recreation ground and The New River within a few minutes walk. The property falls within the Hazelwood Primary School catchment area.

Hallway with original feature fireplace and staircase • Front reception with bay window and original feature fireplace • Rear reception with feature fireplace and bay window with door to garden • Guest cloakroom •

Rear garden measures 56ft x 26ft.

Enfield Council Tax Band F

- Four original bedrooms
- Semi-detached house
- Three receptions
- Kitchen
- Modern bathroom
- Guest cloakroom
- Many original features
- Front and rear gardens
- Close to shops/station
- Hazelwood Primary School catchment area





The Grove Palmers Green London N13 5LD

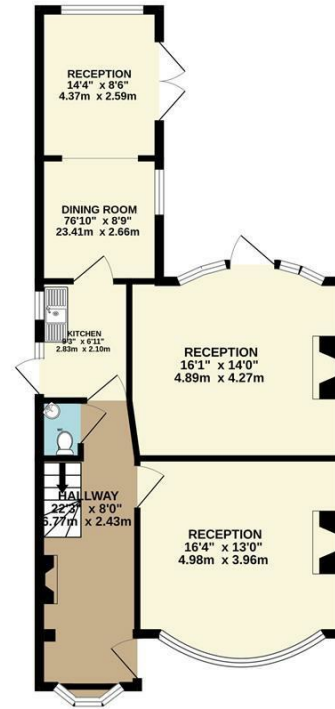
Tenure: Freehold

Gross Internal Area: 1603.00 sq ft

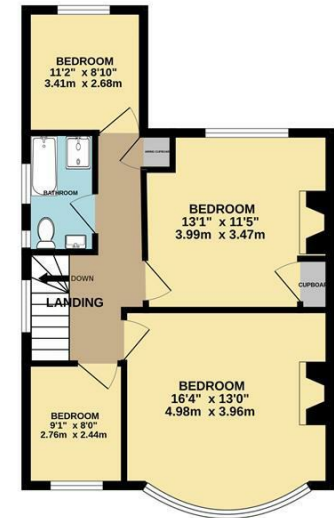


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating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

GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq ft. (148.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 quality or efficiency can be given.
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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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