



Firs Lane, Palmers Green, London, N13
Chain Free £599,995 Freehold

Anthony Webb
ESTATE AGENTS

Firs Lane, Palmers Green, London, N13

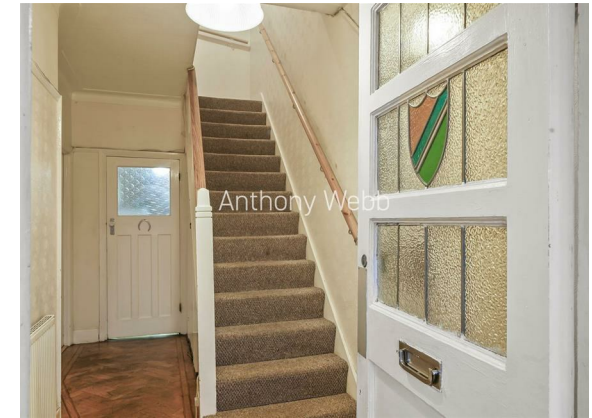
Chain free 1930s built extended three bedroom terrace house with fantastic views over Firs Farm Wetlands park which is opposite. The property requires modernisation and offers a great opportunity to create a wonderful family home.

Firs Lane is a popular residential turning located off Hedge Lane offering easy access to both Palmers Green and Winchmore Hill's high roads amenities, bus routes and mainline stations into Moorgate. Southgate high road and underground station is also a short ride away via the W6 bus route. There are several schools nearby including the outstanding Highfield Primary school, Firs Farm Primary school and Winchmore Secondary school.

Hallway with original front door and parquet flooring • Front reception with bay window and interconnecting doors to rear reception • Extended kitchen/diner • Guest w.c • First floor landing with storage cupboard • Two double bedrooms with bay windows • One single bedroom with bay window • Bathroom with access to loft space with potential to convert • Gas central heating • Mostly double glazed • Garage to rear • West facing rear garden with access to service road.

Enfield Council Tax Band E

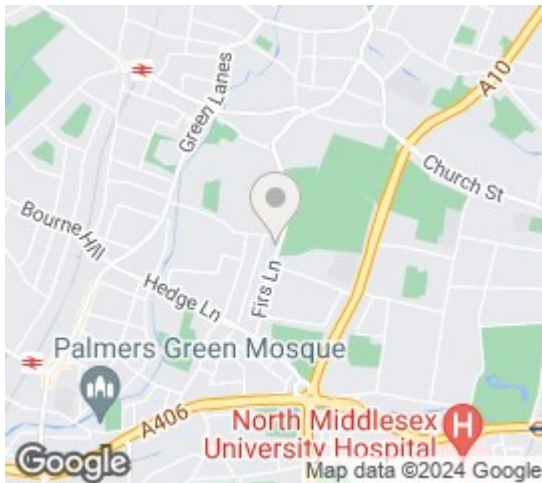
- Three bedrooms
- 1930s Built terrace house
- Two receptions
- Extended kitchen/diner
- Ground floor w.c
- Gas central heating
- Garage to rear
- Front and rear gardens





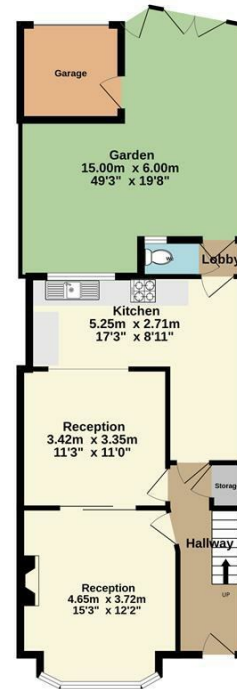
Firs Lane Palmers Green London N13 5QH

Tenure: Freehold
Gross Internal Area: 1096.00 sq ft

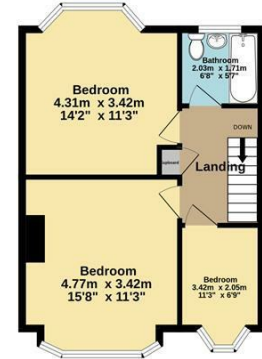


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground floor
57.0 sq.m. (614 sq.ft.) approx.



1st floor
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA: 101.8 sq.m. (1096 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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.
Made with Metrepx ©2023

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palms Green, London N13 5TJ
020 8882 7888
palmsgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS