



The Crest, Palmers Green, London, N13
Chain Free £739,995 Freehold

Anthony Webb
ESTATE AGENTS

The Crest, Palmers Green, London, N13

Well presented extended three bedroom Edwardian family home offering spacious and bright accommodation over two well appointed floors in the heart of Palmers Green.

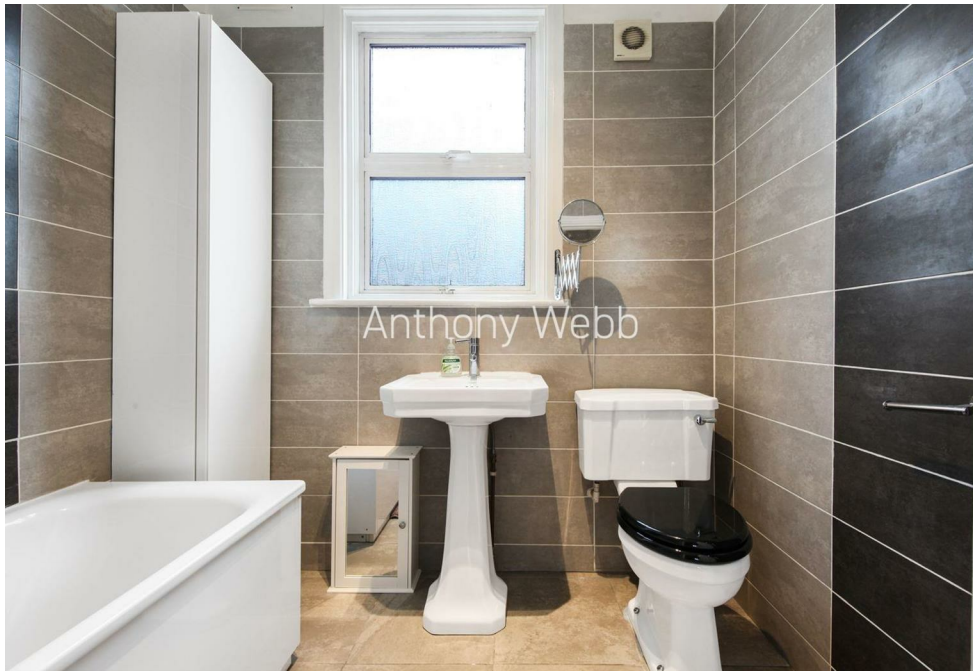
The Crest is a most desirable residential turning located between The Grove and Riverway. The property is a short walk to Green Lanes shops, restaurants and Palmers Green mainline station into Moorgate. Green spaces are well catered for with Broomfield Park, Hazelwood Recreation Ground and the New River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

Original front door and storm porch • Hallway with tiled floor • Spacious through lounge with large bay window • Extended kitchen/diner with doors to garden • Ground floor shower room • Landing with access to loft via original loft ladder • Two double bedrooms • One single bedroom • Modern family bathroom • Off street parking • Well maintained rear garden measuring 85ft x 20ft.

Enfield Council Tax Band E

- Three bedrooms
- Edwardian terrace house
- Through lounge
- Extended kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear Garden



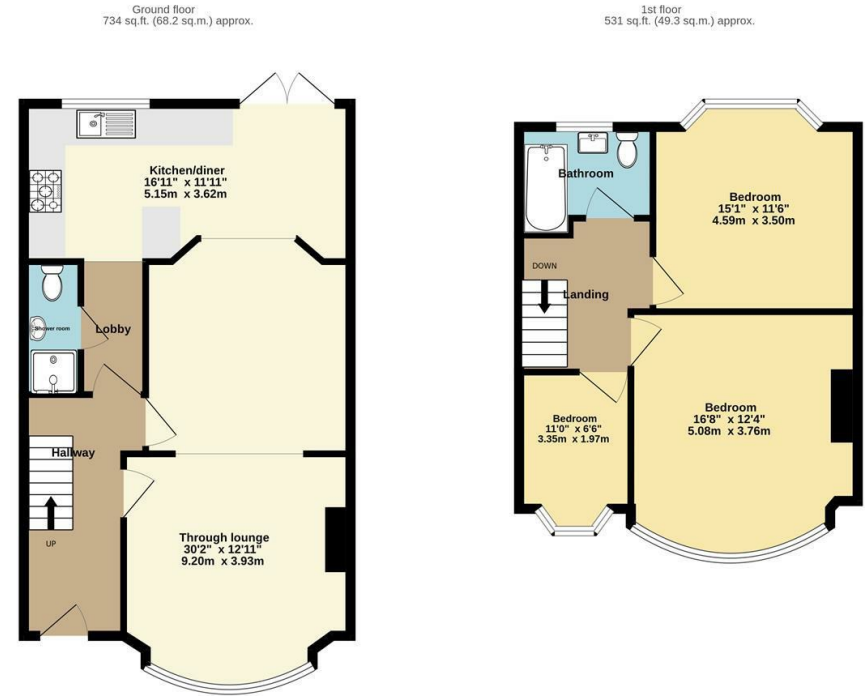


The Crest Palmers Green London N13 5JT

Tenure: Freehold
Gross Internal Area: 1265.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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			
(82 plus) A			
(61-81) B			
(50-80) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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 operability or efficiency can be given.
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