



Wauthier Close, Palmers Green, London, N13
Offers In Excess Of £500,000 Freehold

Anthony Webb
ESTATE AGENTS

Wauthier Close, Palmers Green, London, N13

Beautifully presented and extended two double bedroom plus loft room end of terrace house which has been greatly improved by the current vendors.

Wauthier Close is a quiet residential cul-de-sac turning located off Chimes Avenue and is conveniently situated for Palmers Green shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also short walk away.

Hallway with tiled floor • Through lounge with wood floor • Modern fitted kitchen • Extended dining room with tiled floor and folding doors to garden • Contemporary modern shower room • Main double bedroom with access to loft room • Second double bedroom • Double glazing • Gas central heating • Off street parking • Rear garden with artificial lawn, paved area, shed and side access.

Enfield Council Tax Band D

- Two double bedrooms+loft room
- Extended end of terrace house
- Through lounge
- Modern kitchen/diner
- Modern shower room
- Double glazing/gas central heating
- Off street parking
- Landscaped rear garden





Wauthier Close Palmers Green London N13 5HU

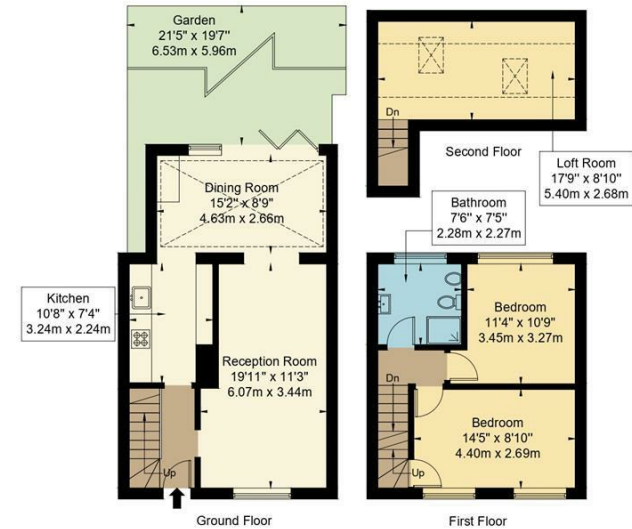
Tenure: Freehold
Gross Internal Area: 938.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			

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Approx Gross Internal Area = 87.1 sq m / 938 sq ft
Restricted head height = 7.9 sq m / 85 sq ft
Garden = 39.8 sq m / 428 sq ft
Total = 134.8 sq m / 1451 sq ft



Ref :

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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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ESTATE AGENTS