



FOR SALE
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Madeira Road, Palmers Green, London, N13
Chain Free £595,000 Freehold

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Chain free 1930s built three bedroom extended terrace house requiring MODERNISATION throughout. The property offers over 1100sq ft of living space over two floors and has great potential to create a wonderful family home.

Madeira Road is a quiet residential cul-de-sac located off Hedge Lane within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. There are various green spaces within easy walking distance including Hazelwood recreation ground, The New River and Broomfield Park.

Original stained glass front door to hallway • Front reception with bay window and feature fireplace • Rear reception with feature fireplace opening to rear extension with guest w.c • Galley kitchen • First floor landing with access to loft space with potential to convert • Two double bedrooms • One single bedroom • Family bathroom • Double glazing • Gas central heating • Off street parking • Rear garden measuring 75ft x 20ft approx.

Enfield council tax band E

- Three bedrooms
- 1930s built extended terrace house
- Two receptions
- Galley Kitchen
- Ground floor w.c
- First floor bathroom
- Off street parking
- Rear garden





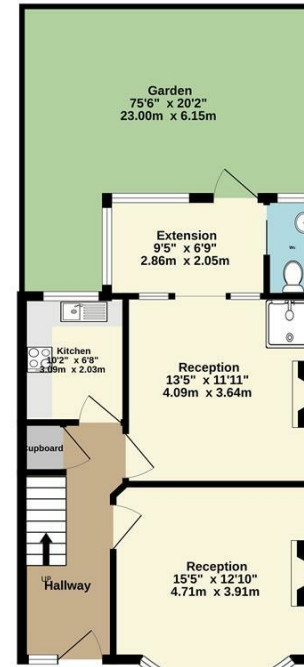
Madeira Road Palmers Green London N13 5SR

Tenure: Freehold
Gross Internal Area: 1108.00 sq ft

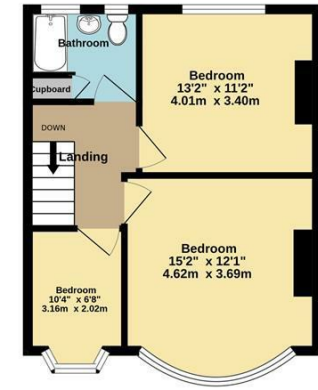


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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
602 sq.ft. (55.9 sq.m.) approx.



1st floor
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA - 1108 sq ft. (102.9 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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