



Burford Gardens, Palmers Green, London, N13
Chain Free £875,000 Freehold

Anthony Webb
ESTATE AGENTS

Burford Gardens, Palmers Green, London, N13

A chain free beautifully presented four bedroom Edwardian house which offers 1475sq ft of bright and airy living space over three floors. The property has been extended to provide a spacious family home with many period features.

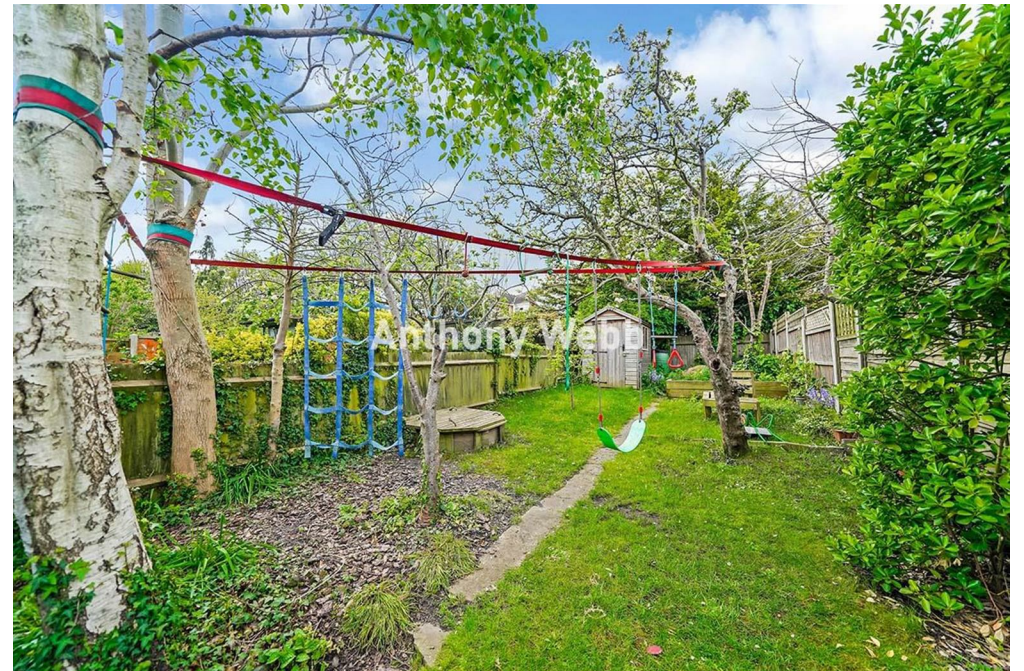
Burford Gardens is a quiet residential turning between Fox Lane and Bourne Hill and is conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station 30 mins into Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Grovelands park are also within easy walking distance.

Good size hallway with original tessellated tiled floor • Front reception with original ceiling features • Rear reception opening to extended kitchen/diner • Fully fitted kitchen with bi-folding doors to garden • Guest ground floor w.c • The first floor offers two good size double bedrooms with bay windows • Single bedroom with bay window • Modern family bathroom • The converted loft consists of a double bedroom with fitted storage and en-suite modern shower room • Gas central heating • Double glazing • Front garden with tiled path • Well maintained rear garden measuring approx 80ft x 20ft

Enfield Council Tax band F

- Four bedrooms
- Period features
- Chain free
- Edwardian terrace house
- Living room
- Open plan kitchen/diner/sitting space
- Ground floor guest w.c
- Two bath/shower rooms
- Front and rear gardens





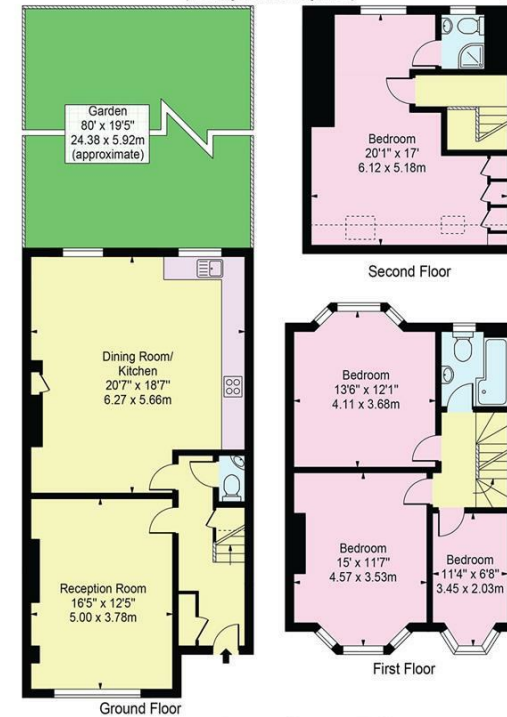
Burford Gardens Palmers Green London N13 4LR

Tenure: Freehold
Gross Internal Area: 1475.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		67	
(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			

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Approx. Total Internal Area 1475 Sq Ft - 137.03 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 1445 Sq Ft - 134.24 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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