



Crestbrook Avenue, Palmers Green, London, N13  
£800,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Crestbrook Avenue, Palmers Green, London, N13

A stunning four bedroom Edwardian end terrace house boasting many original features including a tessellated tiled hallway, a fabulous kitchen/diner, elegant living room with bay window, two bath/shower rooms and a beautiful landscaped rear garden.

This delightful property boasts a spacious 1,441 sq ft of living space over three bright and airy floors, perfect for a growing family.

Crestbrook Avenue is located between Green Lanes and River Avenue and is ideally placed for both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. Southgate underground station is a short ride away via the W6 bus route. The property is within several good school catchments including St Monica's catholic primary school.

Enfield Council Tax Band E

- Four bedrooms
- Edwardian period family home
- End of terrace house
- Living room
- Spacious kitchen/diner
- Two bath/shower rooms
- Close to shops and transport
- Front and rear gardens





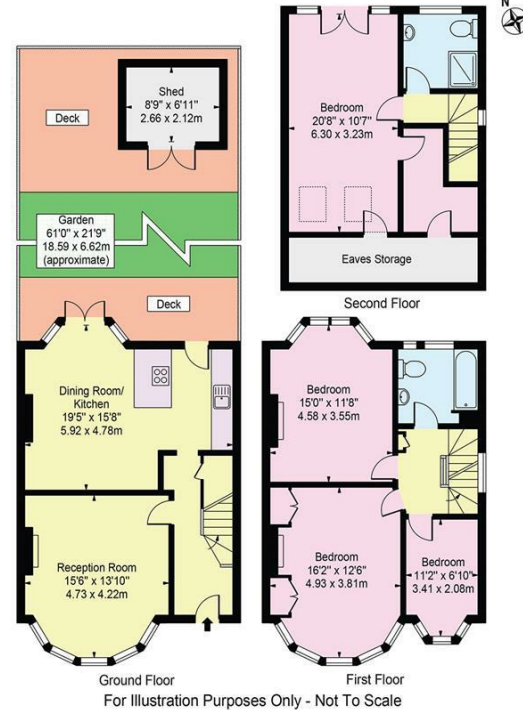
**Crestbrook Avenue  
Palmers Green  
London  
N13 5RR**

Tenure: Freehold  
Gross Internal Area: 1441.00 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   |  | 57      |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not energy efficient - higher running costs                     |  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
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| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |  |         |           |

**Crestbrook Avenue, N13 5RR**  
 Approx. Gross Internal Area 1525 Sq Ft - 141.68 Sq M  
 (Including Eaves Storage, Restricted Height Area & Excluding Shed)  
 Approx. Gross Internal Area 1441 Sq Ft - 133.87 Sq M  
 (Excluding Eaves Storage, Restricted Height Area & Shed)  
 Approx. Gross Internal Area Of Shed 61 Sq Ft - 5.64 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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