



Broomfield Lane, Palmers Green, London, N13
£1,150,000 Freehold

Anthony Webb
ESTATE AGENTS

Broomfield Lane, Palmers Green, London, N13

Stunning five-bedroom semi-detached period house built in the early 20th century, offering an impressive 2,249sq ft of well-appointed living space over three floors. The property has been fully renovated and extended by the current owners to create a wonderful blend of period charm and contemporary living.

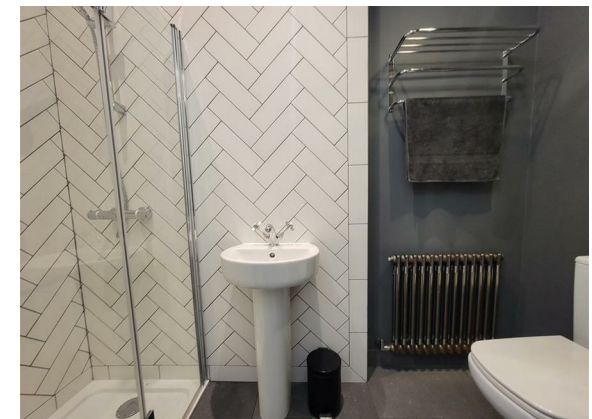
The ground floor consists of an Art Deco entrance hall; cellar; living room with bay window and feature fireplace; extended open-plan kitchen-diner family room with a wood burner, and bi-fold doors opening onto the garden; utility room; and modern shower room. The first floor has four good-sized bedrooms and a modern family bathroom with a freestanding shower bath. The converted loft offers a spacious main bedroom with views across London and a modern en-suite shower room, plus eaves storage space.

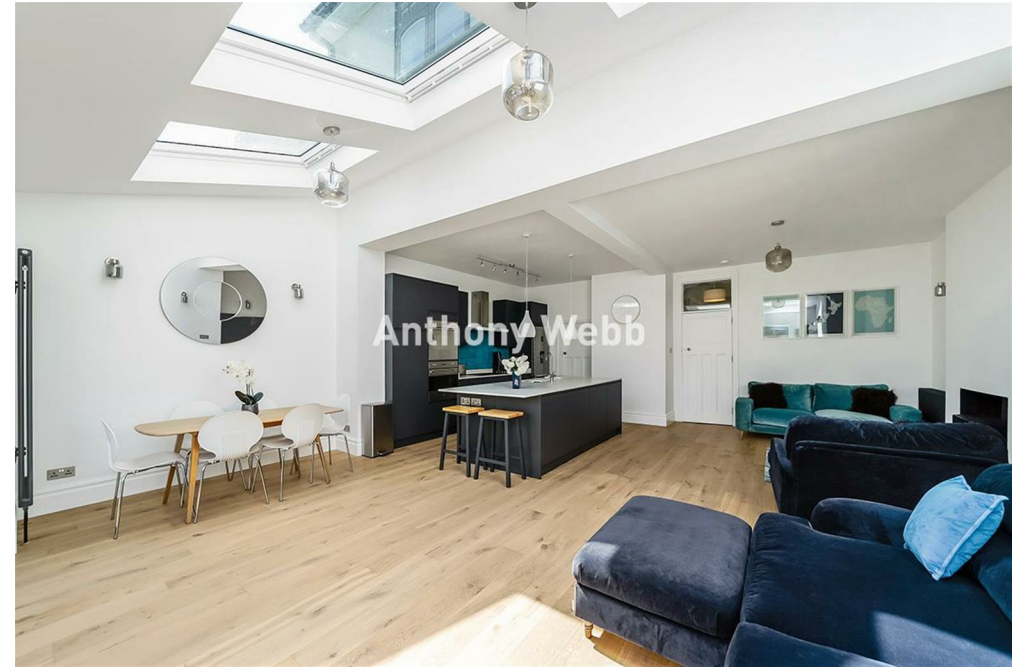
The south-facing rear garden gets sun most of the day and has a large decked area, lawn, flower and shrub borders and a big timber shed. The drive at the front provides off-street parking.

Broomfield Lane is located opposite Broomfield Park and is a short walk through the park to Palmers Green's shops, bars and restaurants, bus routes and overland railway station to Moorgate.

Enfield Council Tax Band F

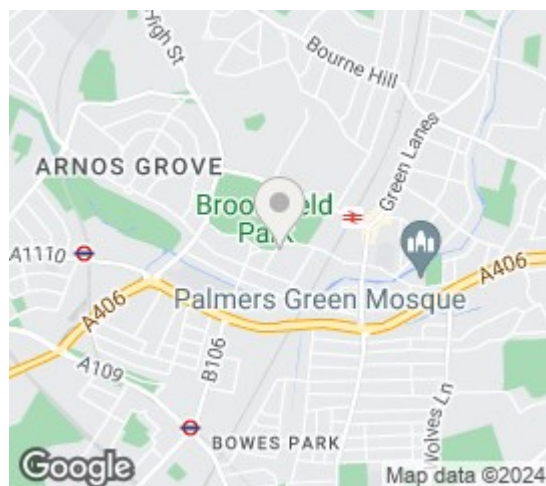
- Five bedrooms
- Extended semi-detached house with period features
- Fully renovated
- Open plan kitchen-diner space
- Utility room
- Three bath/shower rooms
- Paved drive to front
- South-facing rear garden





Broomfield Lane Palmers Green London N13 4HB

Tenure: Freehold
Gross Internal Area: 2249.00 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	

Broomfield Lane, N13 4HB
Approx. Total Internal Area 2356 Sq Ft - 218.88 Sq M
(Including Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area 2249 Sq Ft - 208.94 Sq M
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS