



Madreia Road, Palmers Green, London, N13  
Chain Free £625,000 Freehold

**Anthony Webb**  
ESTATE AGENTS



# Madeira Road, Palmers Green, London, N13

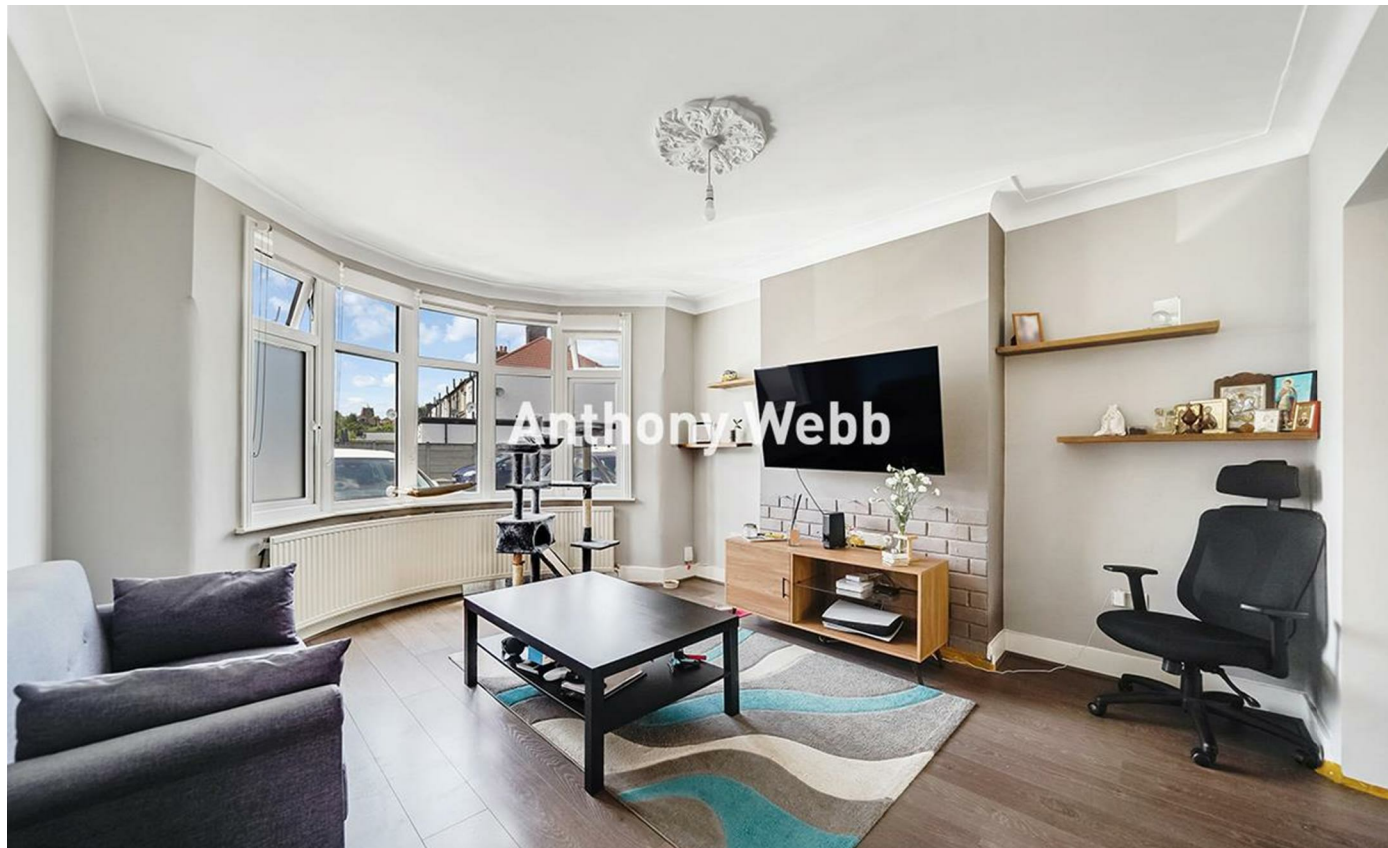
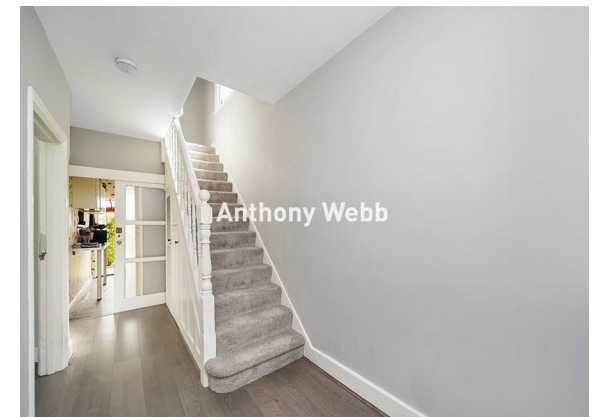
Chain free 1930s built three bedroom end of terrace house. The property offers over 1200sq ft of living space over two floors and has great potential to create a wonderful family home.

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 • Spacious through lounge • Rear lean-to • Kitchen • First floor landing with access to loft space with potential to convert subject to usual consents • Two double bedrooms • One single bedroom • Modern Family bathroom • Round bay windows • Gas central heating • Off street parking • Rear garden measuring 75ft x 20ft approx.

Enfield council tax band E

- CHAIN FREE
- Three bedroom end of Terrace house
- Modern Through lounge
- Fitted kitchen
- Loft space with potential to convert (sspp)
- Modern Family bathroom
- Rear garden measuring 75ft
- quiet residential cul-de-sac location
- Green spaces within easy walking distance









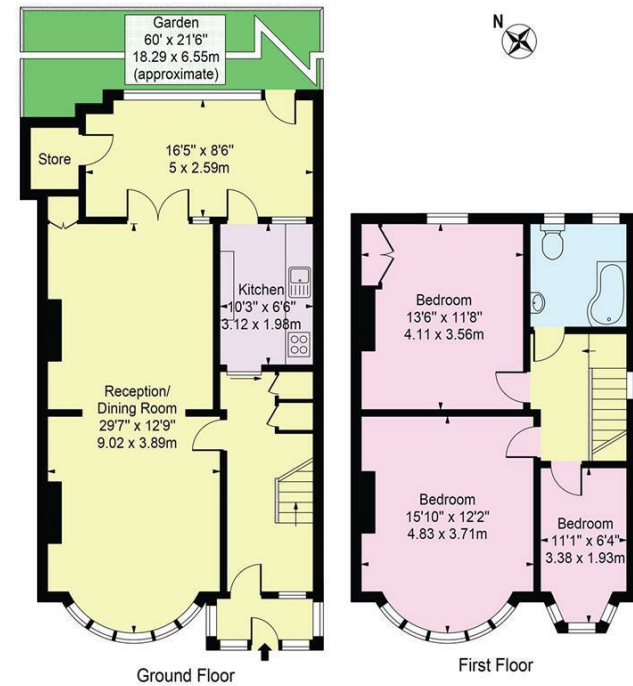
**Madeira Road  
Palmers Green  
London  
N13 5SS**

Tenure: Freehold  
Gross Internal Area: 1274.00 sq ft



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

**Madeira Road, N13 5SS**  
Approx. Gross Internal Area 1274 Sq Ft - 118.36 Sq M



For Illustration Purposes Only - Not To Scale

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