

TO LET

- Four bedrooms
- 1930s end of terrace house
- Annexe/studio to side
- Through lounge
- Conservatory
- Off street parking
- Garage to rear
- Rear garden



Birch Avenue, Palmers Green, London, N13
Chain Free £725,000

Anthony Webb
ESTATE AGENTS

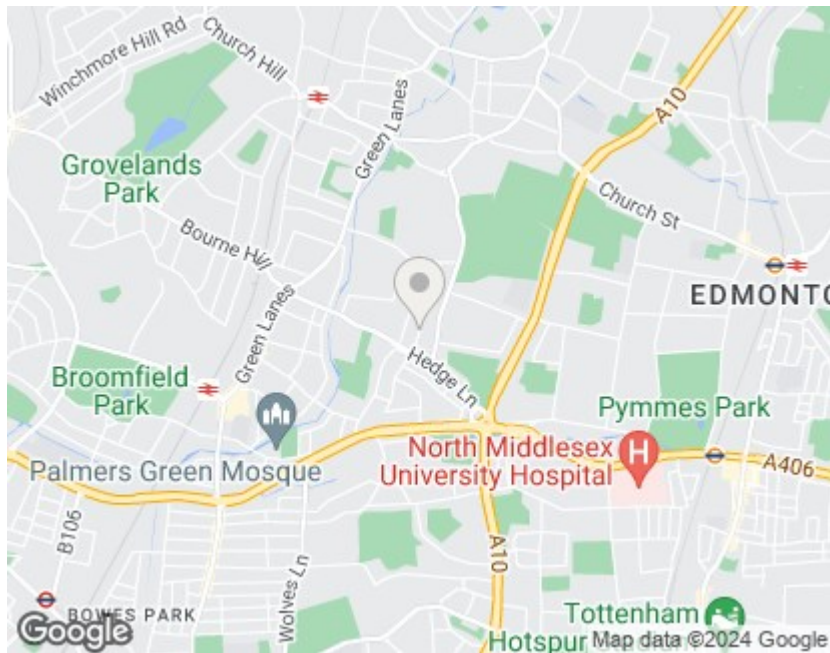
Birch Avenue, Palmers Green, London, N13

Well presented 1930s built four bedroom extended end of terrace family home with annexe/studio built to side occupying the corner plot of this popular residential turning.

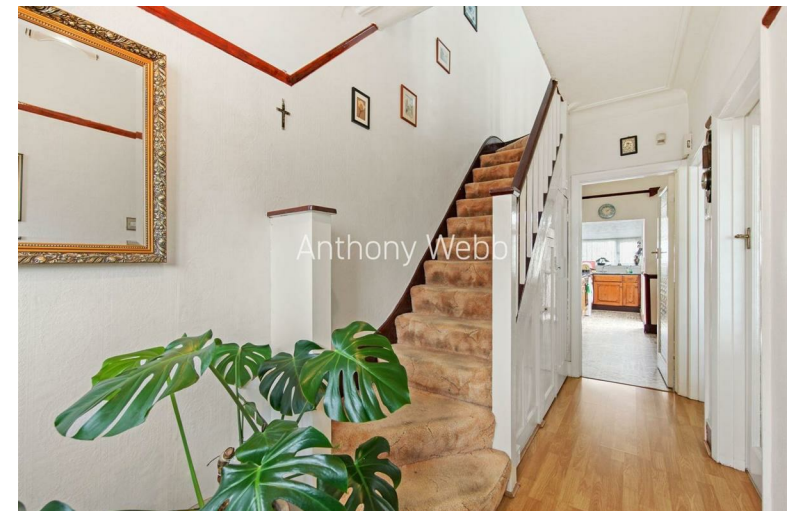
Birch Avenue is a quiet residential turning located between Ash Grove and The Larches and is conveniently situated for both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. There are several schools nearby including the outstanding Highfield primary school and Winchmore Secondary school.

Good size hallway with original double doors • Through Lounge • Fitted kitchen • Conservatory • Ground floor annexe/studio consists of a good size living/sleeping space, a kitchen area and bathroom • The first floor consists of two double bedrooms, one single bedroom, family bathroom and loft space with potential to convert • Double glazing • Gas central heating • Off street parking to front for several cars • Garage via rear access • Well presented paved rear garden.

Enfield Council tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		



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