



Crawford Gardens, London, N13
Chain Free £759,995 Freehold

Anthony Webb
ESTATE AGENTS

Crawford Gardens, London, N13

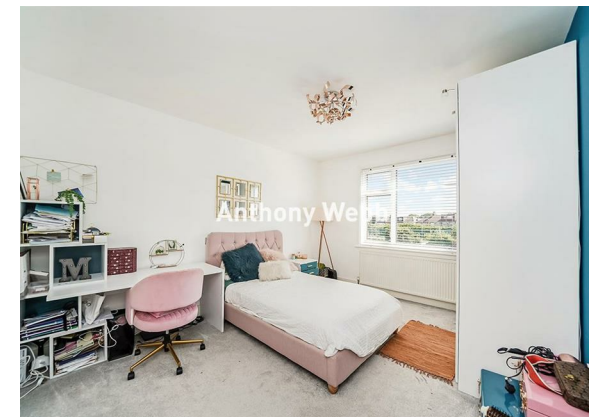
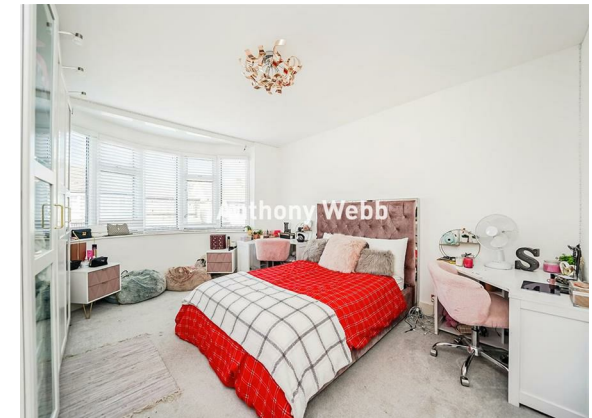
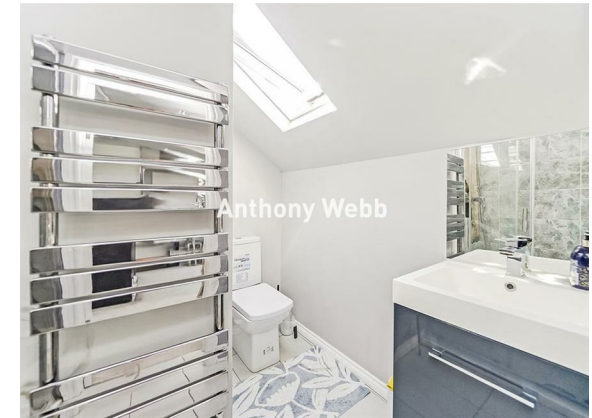
Well presented extended four bedroom 1930s built terrace family home offering an impressive 1750sq ft of bright and airy living space over three floors.

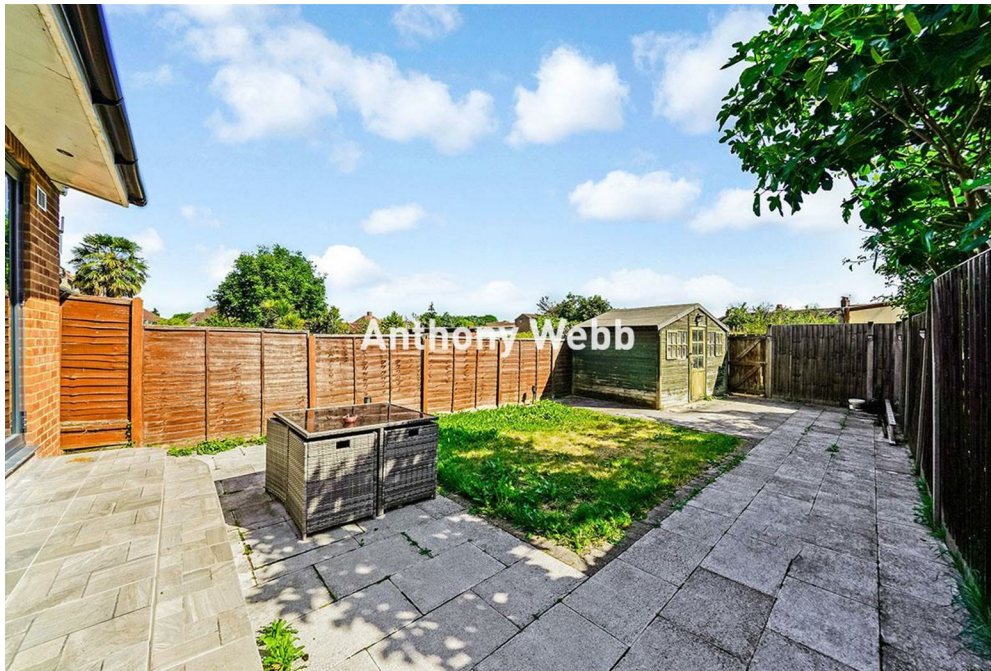
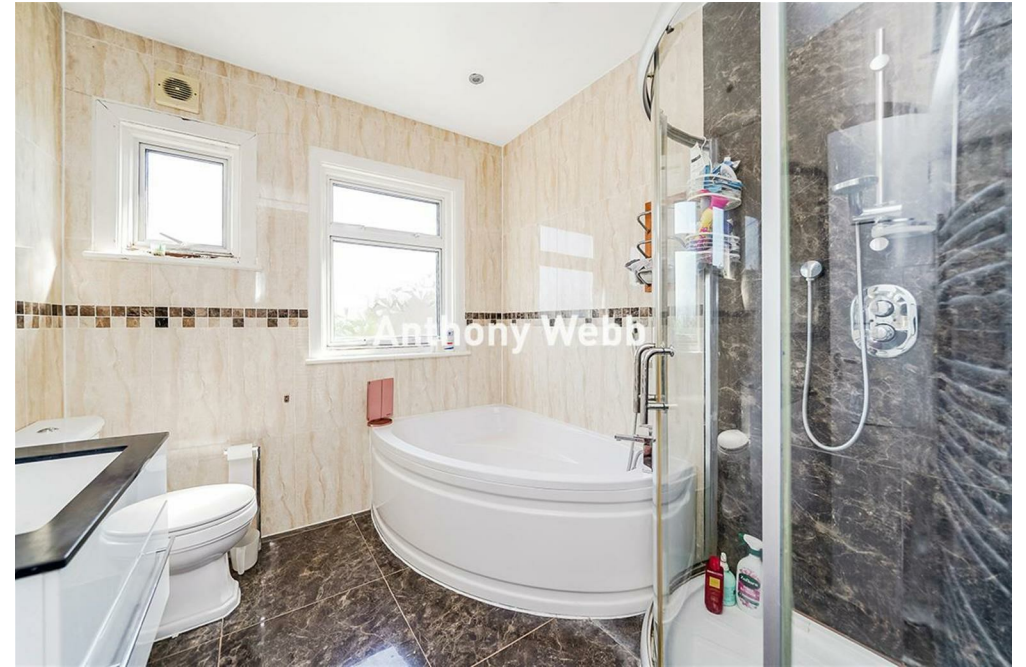
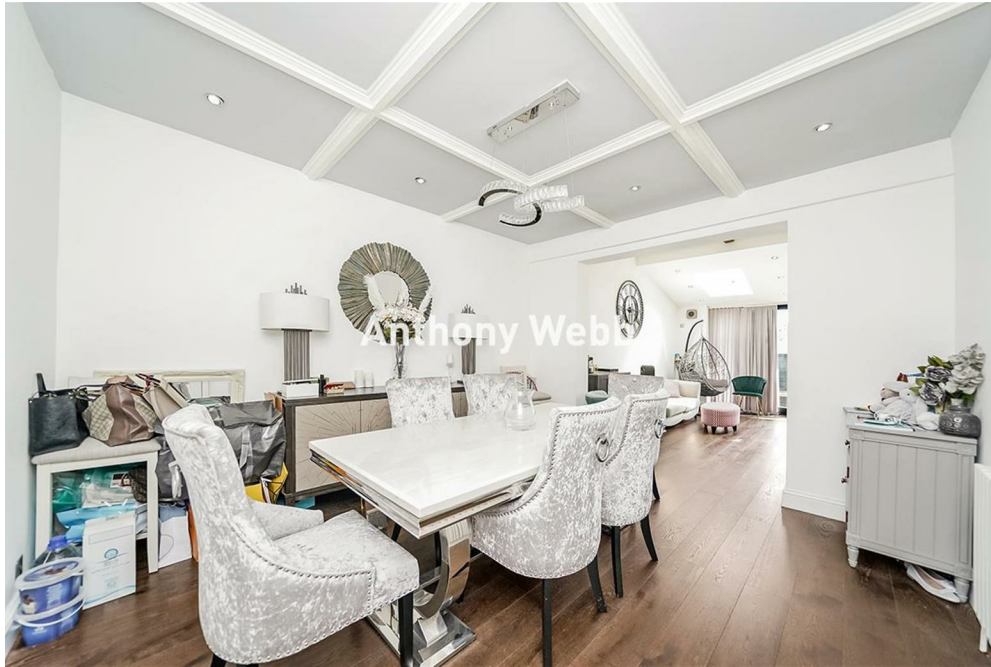
Crawford gardens is located off Hedge Lane and is conveniently situated for Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is a short ride away via the W6 bus route. There are several green spaces nearby including Broomfield Park, the New River and Hazelwood Recreation ground.

Porch leading to hallway • Ground floor guest w.c • Living room with bay window and feature fireplace • Dining area opening to modern fitted extended kitchen/diner with bi-folding doors to garden • The first floor consists of a family bath/shower room, two double bedrooms and one single bedroom. The converted loft space offers a further double bedroom with eaves storage space and en-suite modern shower room • Double glazing • Gas central heating • Paved drive to front • South facing rear garden.

Enfield Council Tax Band E

- Four bedrooms
- 1930s extended terrace house
- Living room
- Open plan kitchen/dining space
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- South facing rear garden





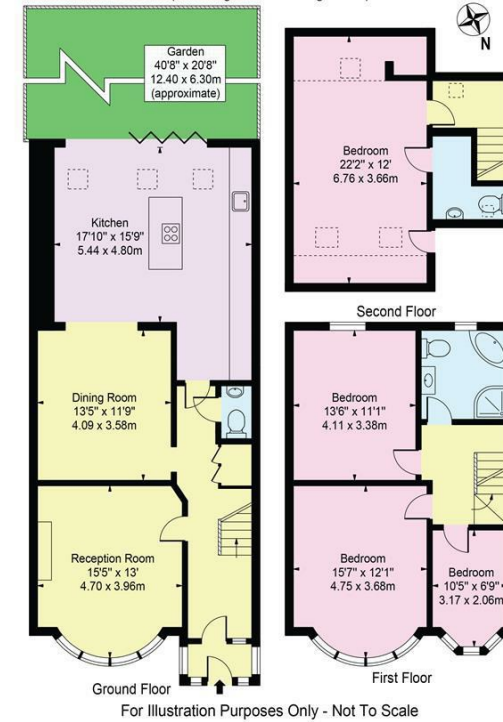
Crawford Gardens London N13 5TA

Tenure: Freehold
Gross Internal Area: 1750.00 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			
(17-38) 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 1750 Sq Ft - 162.58 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 1672 Sq Ft - 155.33 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale
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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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ESTATE AGENTS