



Rayleigh Road, Palmers Green, London, N13
£600,000 Freehold

Anthony Webb
ESTATE AGENTS

Rayleigh Road, Palmers Green, London, N13

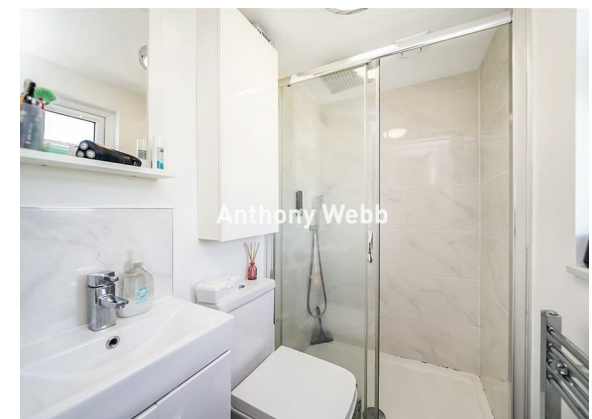
Well presented extended four bedroom 1930s built family home offering spacious living accommodation over three bright and airy floors with fabulous views over Firs Farm Wetlands.

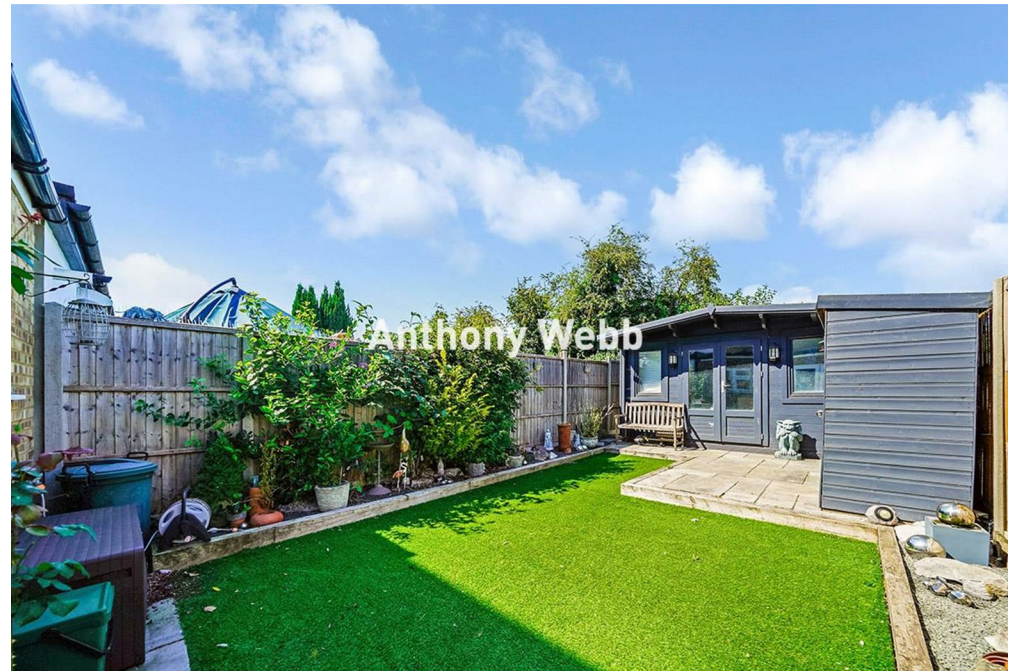
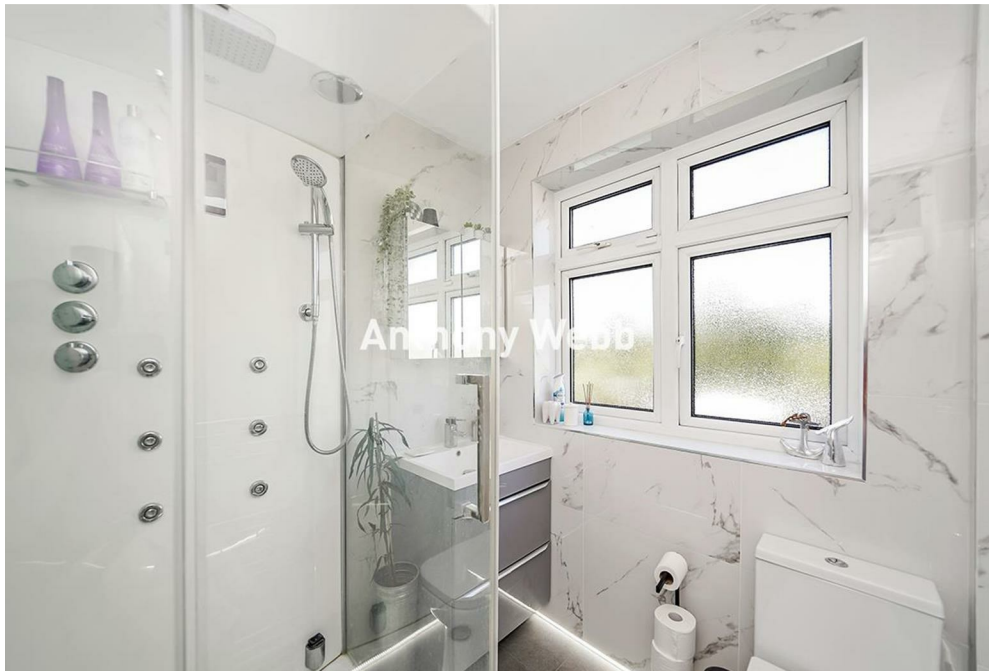
Rayleigh Road is a quiet residential turning located off The Fairway within easy reach of local shops and Palmers Green's high roads shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm primary school and Winchmore secondary school are also a short walk away. The property also has excellent road links into London and beyond via the A10 and A406.

Extended porch/hallway • Spacious through lounge with bay window and laminate floor • Extended kitchen/diner with doors to garden • The first floor consists of two double bedrooms and one single bedroom • Modern family shower room • The converted loft offers a further double bedroom with eaves storage space and a modern shower room • Double glazing • Gas central heating • block paved drive to front • Well maintained rear garden with timber out building with power/light and air conditioning measuring 19ft x 12ft. Currently used as storage but would be ideal for an office or Gym.

Enfield Council Tax Band E

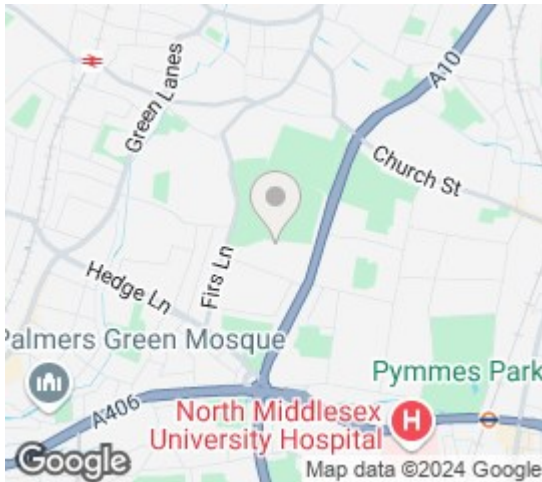
- Four bedrooms
- 1930s built terrace house
- Through Lounge
- Extended kitchen/diner
- Two modern shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden with large timber out building





Rayleigh Road Palmers Green London N13 5QW

Tenure: Freehold
Gross Internal Area: 1378.00 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total floor area including summer house/storage is 1285sqm/1378sqft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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