



**Broomfield Avenue, Palmers Green, London, N13**  
**Chain Free £735,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Broomfield Avenue, Palmers Green, London, N13

Spacious original four bedroom Edwardian family home requiring modernisation. This property offers in excess of 1500sq ft and boasts many original features. The property offers fantastic potential to extend and improve to create a wonderful family home.

Broomfield Avenue is a most popular residential turning located off Broomfield Lane and is a short walk through Broomfield park to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

Hallway with original tessellated tiled floor • Spacious front reception with feature fireplace and bay window • Rear reception with feature fireplace and doors to garden • Kitchen/diner • Utility room • Ground floor bathroom • First floor landing with access to loft space with potential to convert • Three double bedrooms • One good size single bedroom • Bathroom • Double glazing • Electric heating • Off street parking to front for one small car • Rear garden measuring 60ft x 18ft approx.

Enfield Council tax band F

- Four original bedrooms
- Edwardian terrace house
- Two receptions
- Kitchen/diner
- Two bathrooms
- Many period features
- Off street parking for one small car
- Rear garden





# Broomfield Avenue Palmers Green London N13 4JR

Tenure: Freehold  
Gross Internal Area: 1571.54 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(59-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 146.0 sq.m. approx.  
While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only for 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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