



Ecclesbourne Gardens, Palmers Green, London, N13  
Chain Free £739,995 Freehold

**Anthony Webb**  
ESTATE AGENTS



# Ecclesbourne Gardens, Palmers Green, London, N13

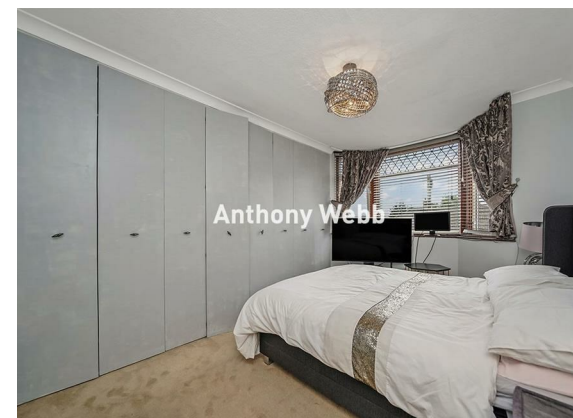
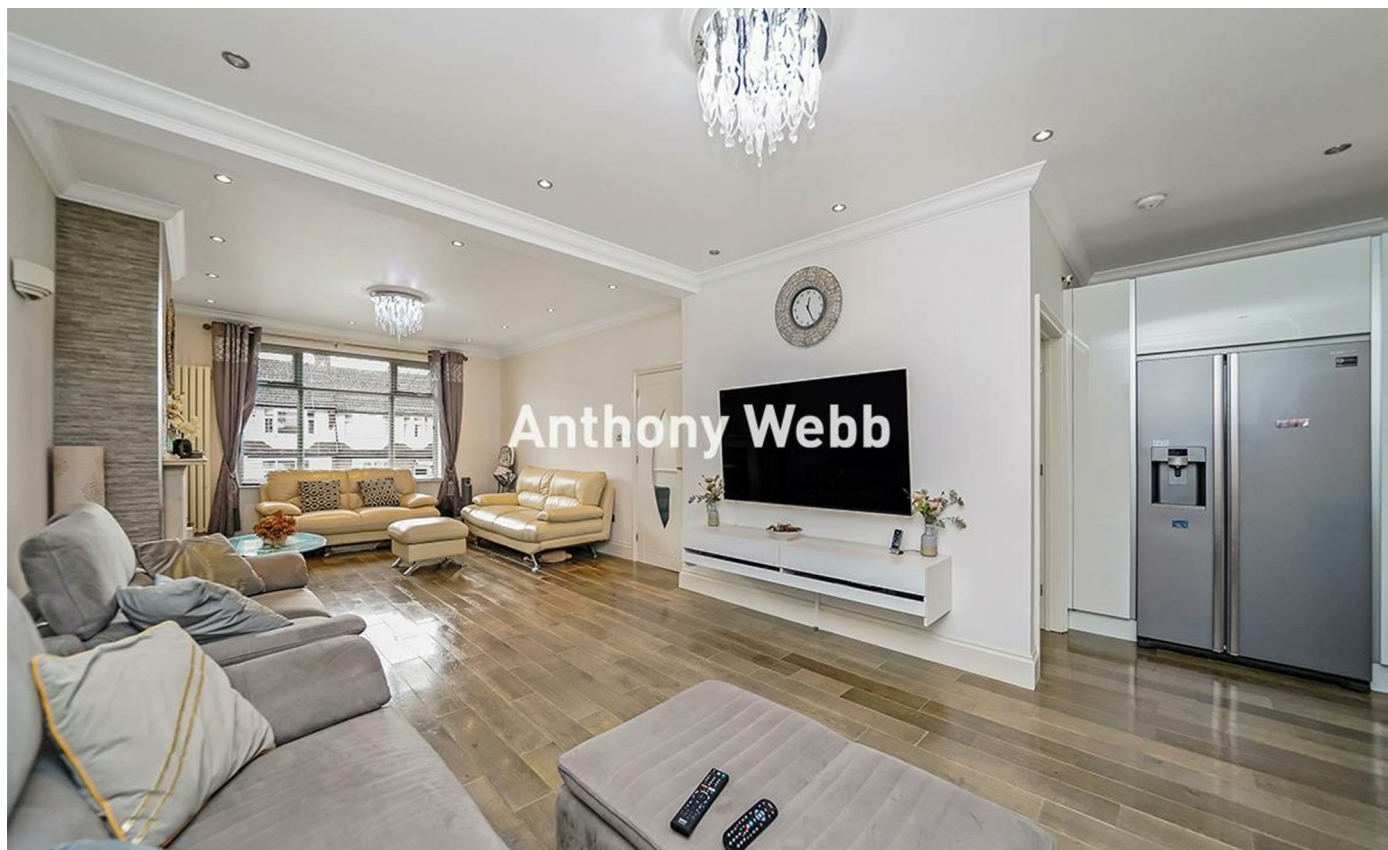
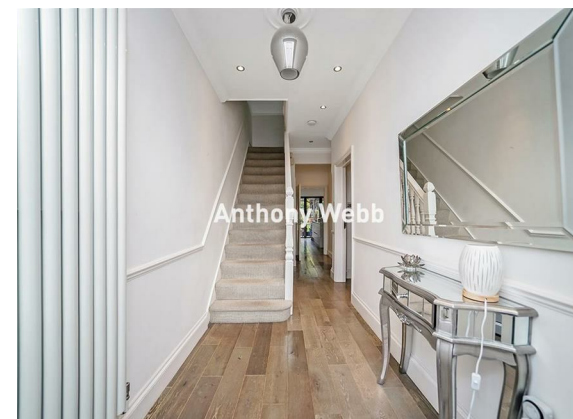
A well presented and extended three bedroom plus loft room mid terrace house offering in excess of 1400sq ft of well appointed living space over three floors.

Ecclesbourne Gardens is a residential turning located off Green Lanes conveniently situated a short walk to Palmers Green's shops, restaurants, bus routes, Broomfield Park and mainline station into Moorgate. Wood Green and Arnos Grove's underground stations are a short bus ride away and there is excellent road links into London and beyond via the A10 and A406.

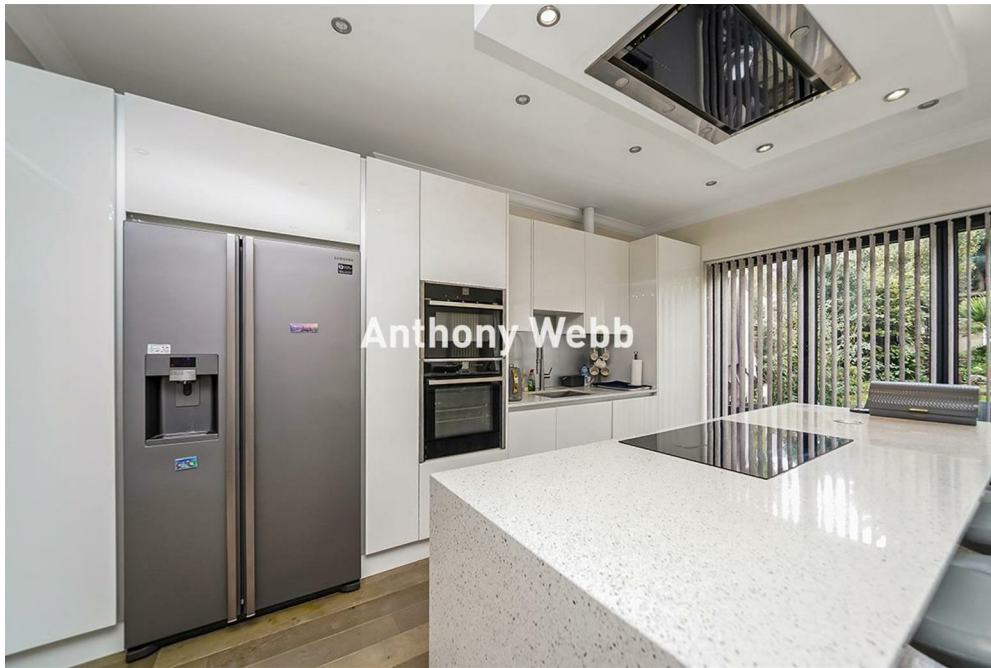
Porch leading to hallway • Ground floor guest w.c • Spacious through lounge with bay window and feature fireplace opening to modern fitted extended kitchen/diner with breakfast bar and bi-folding doors to garden • The first floor consists of a modern shower room, two double bedrooms with fitted wardrobes and one single bedroom. The converted loft space offers a further room with laminate floor, skylights and eaves storage space • Double glazing • Gas central heating • Paved drive to front • Rear garden.

Enfield Council Tax Band E

- Three bedrooms plus loft room
- Mid terrace family home
- Through lounge
- Extended kitchen/diner
- Modern shower room + ground floor w.c
- Double glazing/gas central heating
- Off street parking
- Rear garden



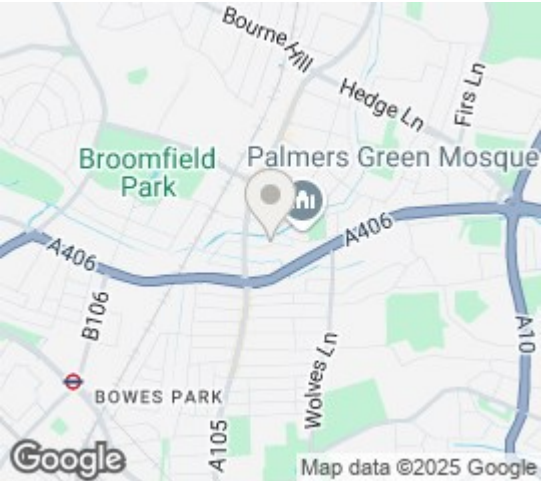






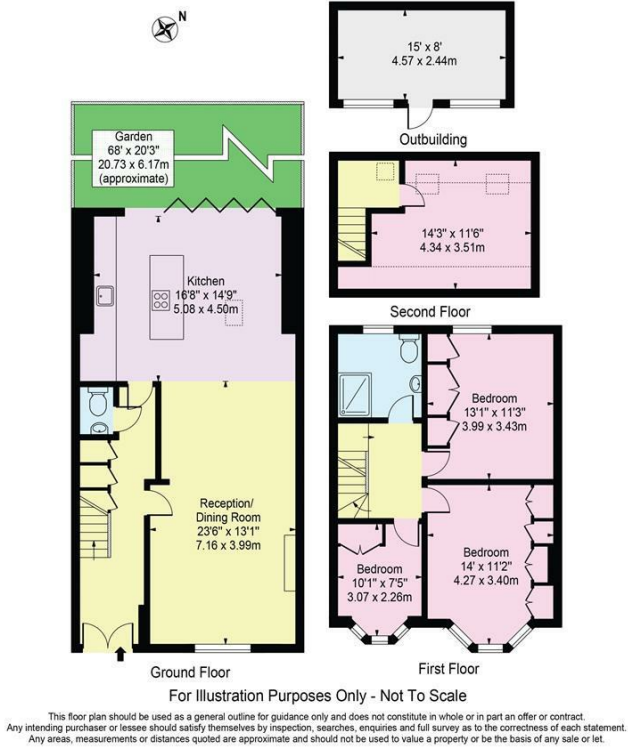
Ecclesbourne Gardens  
Palmers Green  
London  
N13 5JD

Tenure: Freehold  
Gross Internal Area: 1415.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) 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		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Ecclesbourne Gardens, N13 5JD  
Approx. Gross Internal Area 1415 Sq Ft - 131.45 Sq M  
(Including Restricted Height Area & Excluding Outbuilding)  
Approx. Gross Internal Area 1358 Sq Ft - 126.16 Sq M  
(Excluding Restricted Height Area & Outbuilding)  
Approx. Gross Internal Area Of Outbuilding 120 Sq Ft - 11.15 Sq M



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

