



Lightcliffe Road, London, N13  
£599,995 Freehold

**Anthony Webb**  
ESTATE AGENTS



# Lightcliffe Road, London, N13

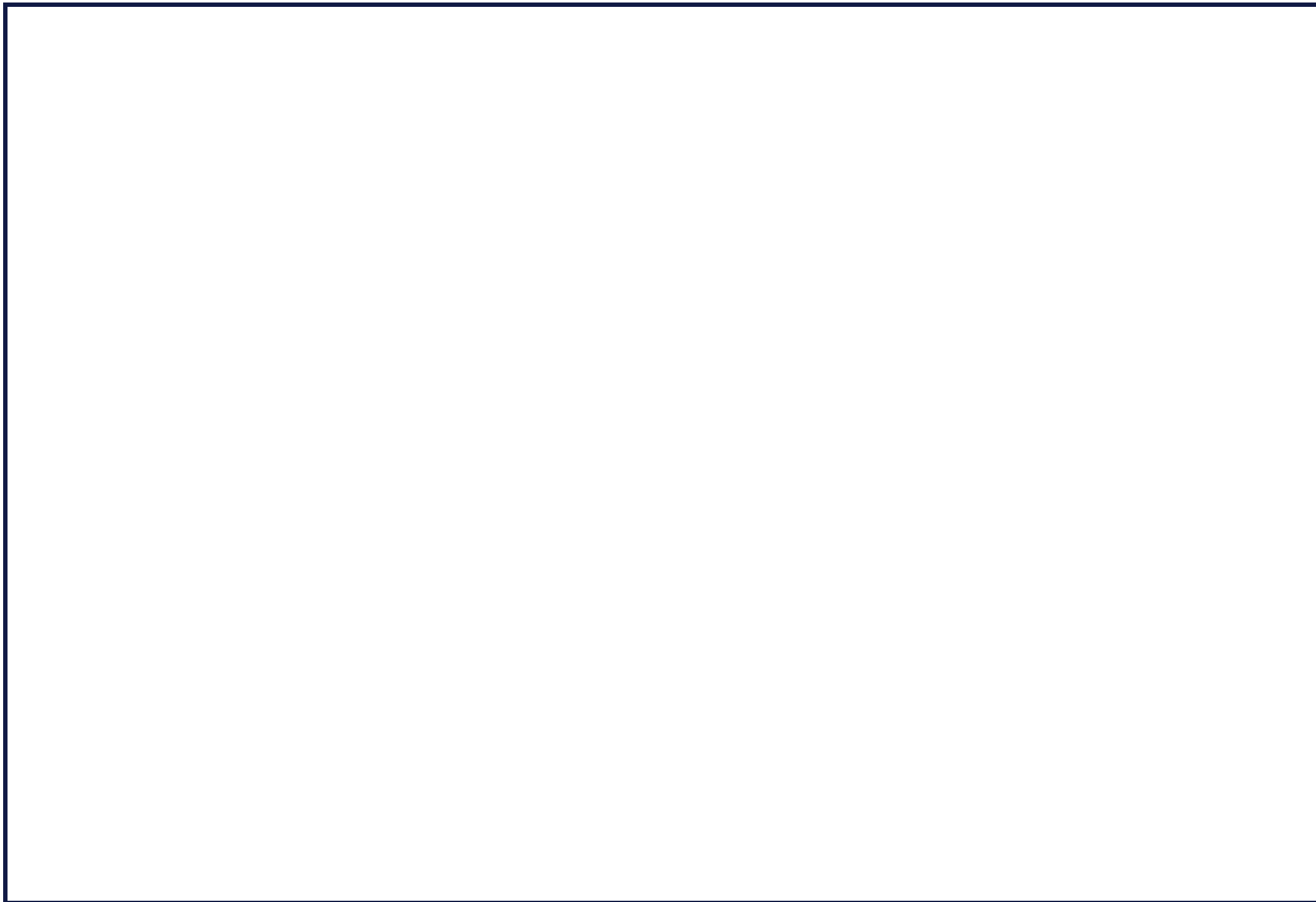
An extended three double bedroom Edwardian mid terrace house requiring full updating offering great potential to create a wonderful family home. The property consists of three receptions, morning room, kitchen, ground floor bathroom, first floor shower room, loft space, front and rear gardens.

Lightcliffe Road is situated between Hazelwood Lane and Hedge Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood primary school, Broomfield Park, The New River and Hazelwood recreation ground area are also short walk away.

Enfield Council Tax Band E

- Three bedrooms
- Edwardian terrace house
- Three receptions
- kitchen/breakfast room
- Two bath/shower rooms
- Full modernisation required
- Front and rear gardens
- Close to Hazelwood Primary School





Lightcliffe Road  
London  
N13 5HD

Tenure: Freehold  
Gross Internal Area: 1350.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-60) 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		
(59-60) 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		



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