



**PANTERA
PROPERTY**

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7A Bourne Hill

, London, N13 4LJ

Pantera Property offer to the market a four-bedroom end of terrace house. The property is arranged over three floors with a front garden and courtyard/off street parking to the rear of the property which is accessed via Caversham Avenue.

Guide price £900,000

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- End terraced house
- Private garden
- Freehold
- Perfect for a family home
- Palmers Green location
- No onward chain

The ground floor comprises:

- Hallway.
- Open plan kitchen and reception room
- Reception
- Bathroom with tiled flooring, W.C, shower and washbasin
- Utility room
- Dining room

The first floor comprises:

- Bedroom with En suite bathroom with shower, W.C and washbasin
- Bedroom
- Study (or fourth bedroom)

The second floor comprises:

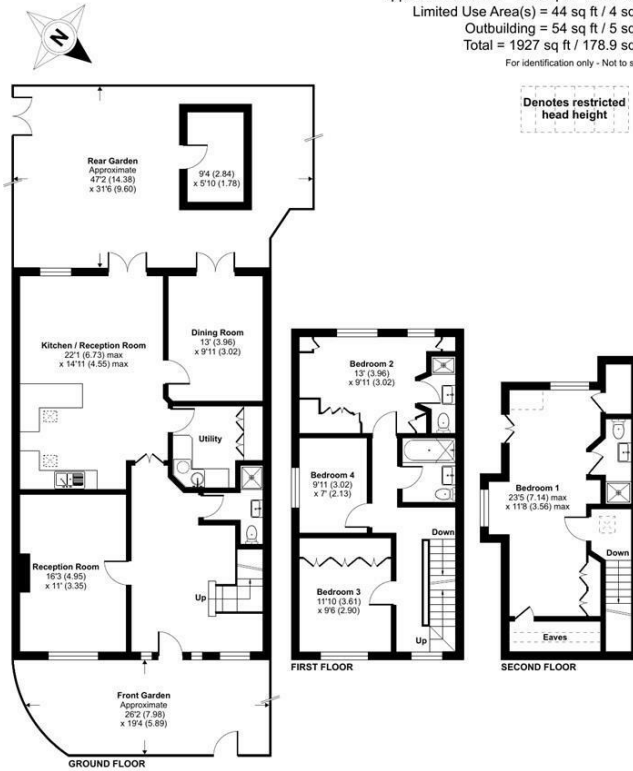
- A bedroom with en suite bathroom with shower, W.C and washbasin

The property is located in Palmers Green a suburban area of North London within the London Borough of Enfield and around eight miles north of Charing Cross. The surrounding area comprises mostly residential dwellings, however the property benefits from being within approximately one mile (20 minute walk) from the centre of Palmers Green, here you will find a Morrisons, Gyms, Mcdonald's, Boots and local restaurants and pubs. Palmers Green Station is served by the Great Northern Line which provides services to Stevenage and Moorgate. Southgate Underground Station conveniently lies approximately one mile to the west (20 minute walk), Southgate is served by the Piccadilly Line providing a service to Heathrow in approximately 1 hour and 30 minutes and Kings Cross in approximately 25 minutes.



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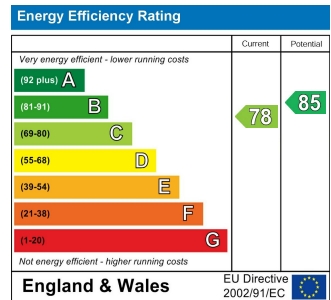
Approximate Area = 1829 sq ft / 169.9 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1927 sq ft / 178.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2024. Produced for Pantera Property. REF: 1100562



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