



£529,950

Pembroke Road, Palmers Green, London N13



 3  
Bedrooms

 1  
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |  
office@mantlestates.com

0208 275 1555





Mantlestates are pleased to offer this extended 3 bedroom terraced house with a south facing garden, double glazed, gas central heating & off street parking. Well located to local schools and a short drive to the A406, A10 & M25. Offered chainfree.

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**ENTRANCE PORCH:** 2' 01" x 5' 03" (0.64m x 1.60m)

Double-glazed sliding door to the front aspect, tiled floor.

**THROUGH LOUNGE:** 22' 06" x 17' 01" (6.86m x 5.21m)

Double glazed front door, bay double glazed window to the front aspect, laminate floor, double radiator, coving to ceiling, under stairs storage cupboard.

**KITCHEN:** 15' 09" x 7' 03" (4.80m x 2.21m)

(15'09 X 7'03) X (5'07 X 6'00) Double glazed door to the garden, double glazed window to the rear aspect, wall & base units, plumbing for washing machine, gas hob, electric oven, extractor, plumbing for dishwasher, laminate floor.

**LANDING:** 7' 05" x 6' 00" (2.26m x 1.83m)

Carpet & loft access.

**BATHROOM:** 5' 06" x 6' 00" (1.68m x 1.83m)

Double-glazed window to the rear aspect, panel bath with mixer taps and shower attachment, wash hand basin with mixer tap, low-level flush w/c, radiator, and tiled walls.

**REAR BEDROOM:** 10' 01" x 10' 08" (3.07m x 3.25m)

Double glazed window to the rear aspect, wall-to-wall fitted wardrobe, radiator, carpet.

**FRONT BEDROOM:**

Bay double-glazed window to the front aspect, carpet, and double radiator.

**FRONT BEDROM:** 6' 06" x 6' 00" (1.98m x 1.83m)

Double-glazed window to the front aspect, radiator, and carpet.

**GARDEN:** 47' 00" x 17' 00" (14.33m x 5.18m)

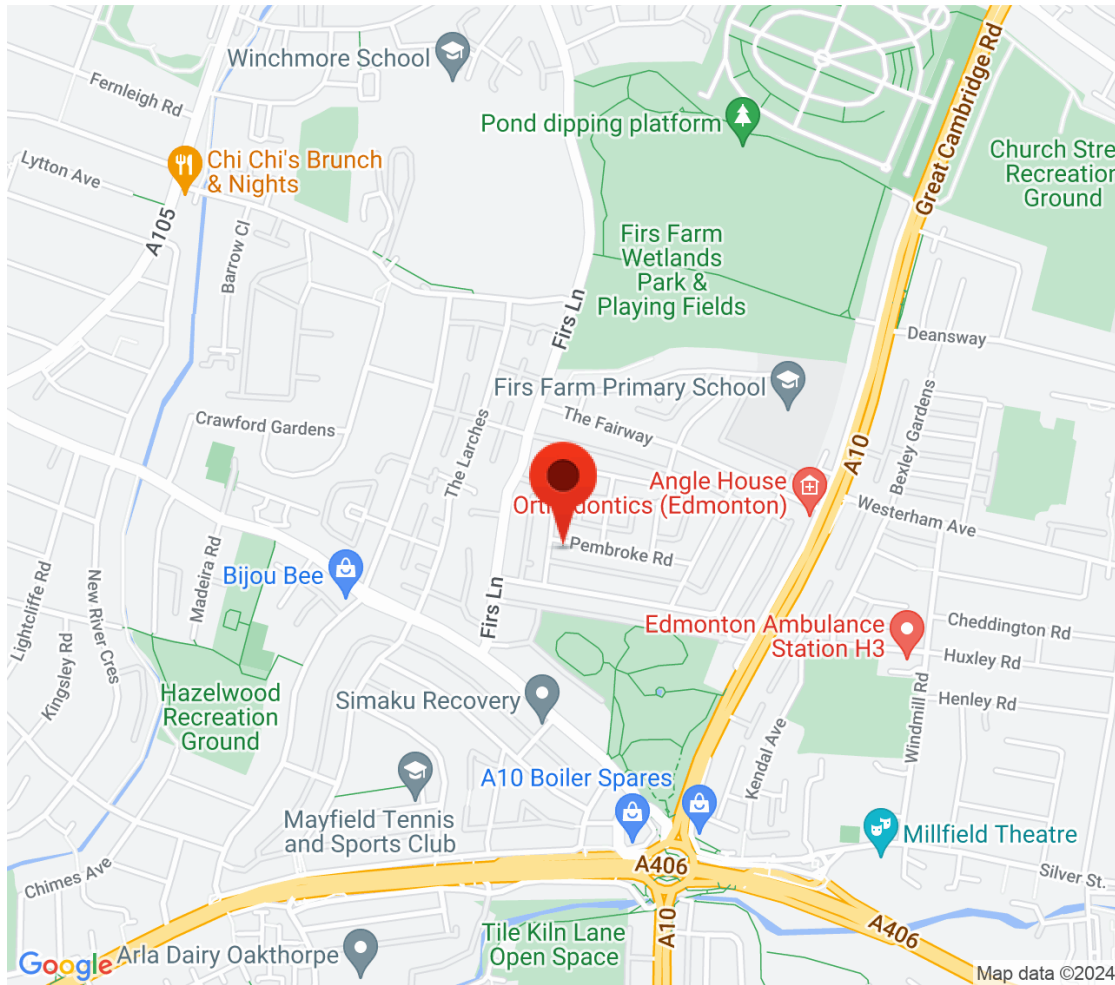
Mainly laid to lawn, patio area, and garden shed.






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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