



Castles

GUIDE PRICE

£850,000

Upsdell Avenue

Palmers Green, N13 6JL

PROPERTY SUMMARY

Guide Price £850,000-£900,000. An exceptional opportunity to acquire this impressive and substantially extended five-bedroom family home, offering over 1,722 SQ FT of beautifully presented living and entertaining space. Composed of; reception room to the front aspect, separate dining room opening to an extended, bright, living/entertaining space featuring sky-light windows, modern fitted kitchen dinner and bi-folding doors leading to a south-east facing rear garden which boasts a large wooden decked terrace, perfect for entertaining friends and family, which steps down to a lawn area and a charming summer house at the far end of the garden.

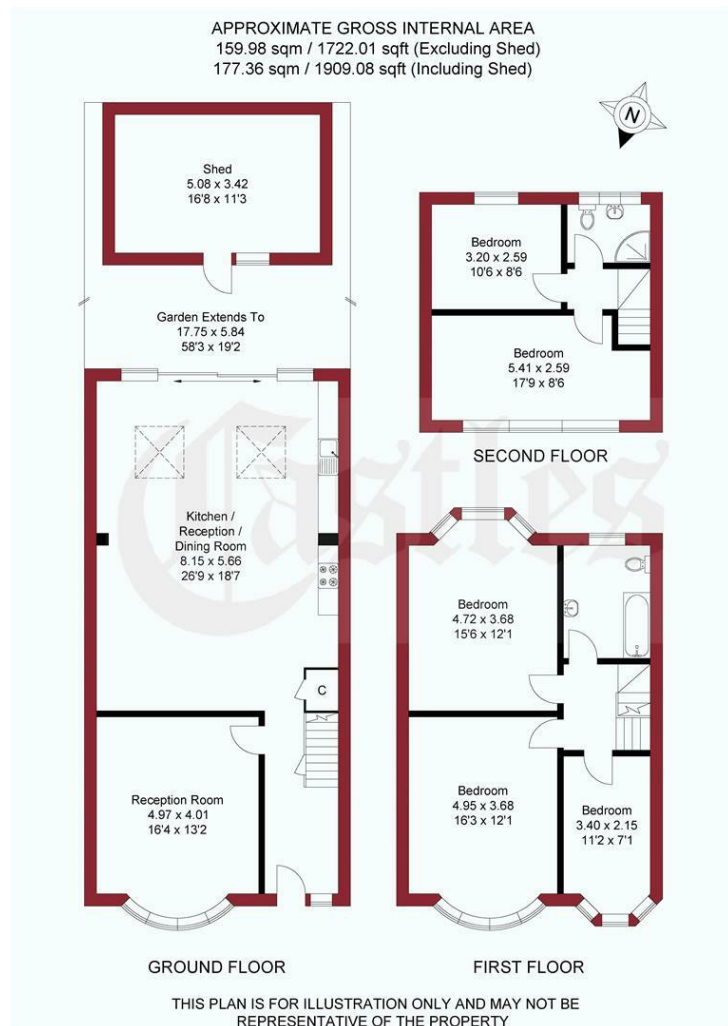
The first floor offers three comfortable bedrooms and a newly fitted contemporary bathroom.

The second floor comprises of the loft space which has 2 separate bedrooms with one of the rooms acquiring a stylish three-piece shower room, ideal for guests or growing families

Ideally located just moments from the vibrant Green Lanes, known for its wide variety of independent shops, cafés, and restaurants. Also, within close proximity to the award-winning Myddleton Road in Bowes Park, and conveniently served by excellent transport links including bus routes to Palmers Green BR station and Wood Green Tube Station (Piccadilly Line).







A guide to the area



House - Terraced

Freehold

Council:

Council Tax Band: E

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-101)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			