

NORTH CIRCULAR ROAD

THOMAS
JAMES



Located close to the centre of Palmers Green, this three bedroom mid terrace house offers 1,428 square feet of space, scope for extension into the loft, two off street parking spaces, a rear garage and gated vehicle access to the rear garden.

***North Circular Road, N13
Offers in Excess of £500,000
Freehold***

Three bedrooms
Scope for extension
50ft rear garden
Driveway
Brick built garage
1 mile to Palmers Green
Station
Freehold
CT band: D
Council: Enfield
EPC rating: TBC

***by appointment only
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With plenty of space inside and out (1,428 sq ft including the garage) this three-bedroom property is an ideal family home. The house has been extended to the rear and has potential for further extension into the loft as seen in several neighbouring properties.

The house has mainly pale neutral décor, original features such as a ceiling rose, dado rails, and stripped and varnished wood floors, contemporary kitchen and bathroom fixtures and fittings, downlighters, and both thicker safety & sound installed double and secondary glazing.

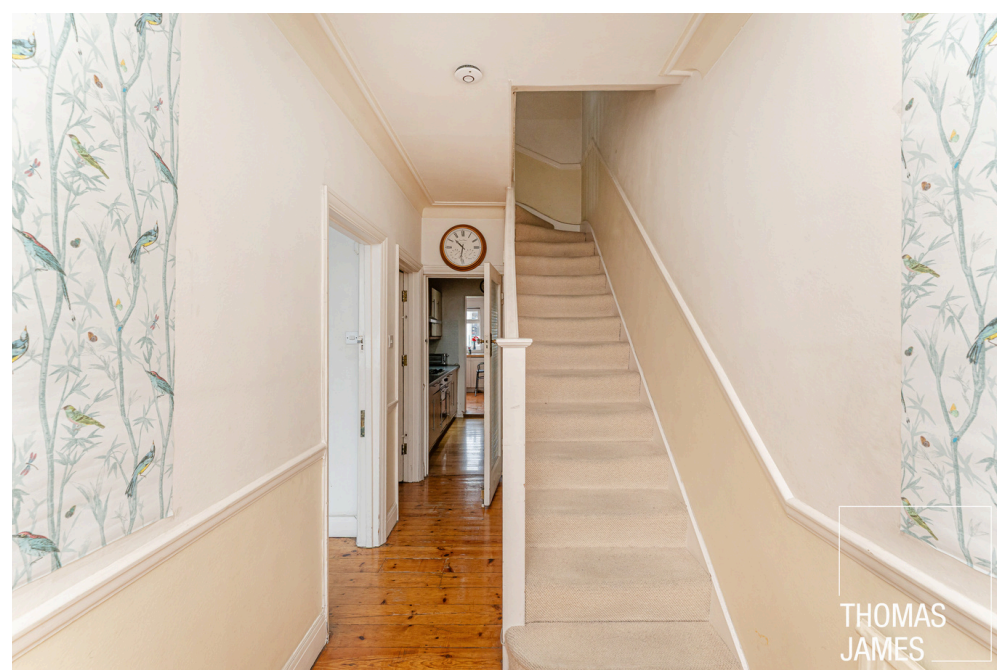
The ground floor has four rooms – a front living room, a central reception room (currently used as a bedroom), a dining room, a galley kitchen, and a shower room (requires replacement). The reception and dining room are connected by wide sliding glazed doors, and matching doors provide access to the garden from the dining room.



The first floor has two double bedrooms, a single bedroom, and a bathroom. The main front bedroom has a bay window, and all three bedrooms have wood laminate flooring. The bathroom has striking turquoise mosaic tiled walls, a wood floor, a corner shower/bath, and excellent ventilation thanks to an obscured glass window.

The property is set back behind a block-paved front drive with parking for two cars and also has rear access via double gates at the end of the over 50 ft rear garden and a gated private alley off Connaught Gardens.

The rear garden has a paved terrace next to the house and a central lawn with a wide path that leads to a raised terrace with a lean-to roof and a brick-built garage. With a large window overlooking the garden and an electricity supply, this is suitable for several uses,



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LOCAL LIFE

The many shops and amenities in the busy neighbourhood centre of Palmers Green are a 15-minute stroll from the property.

Transport links are excellent, with the North Circular Road a minute away by car and Palmers Green train station just a mile away.

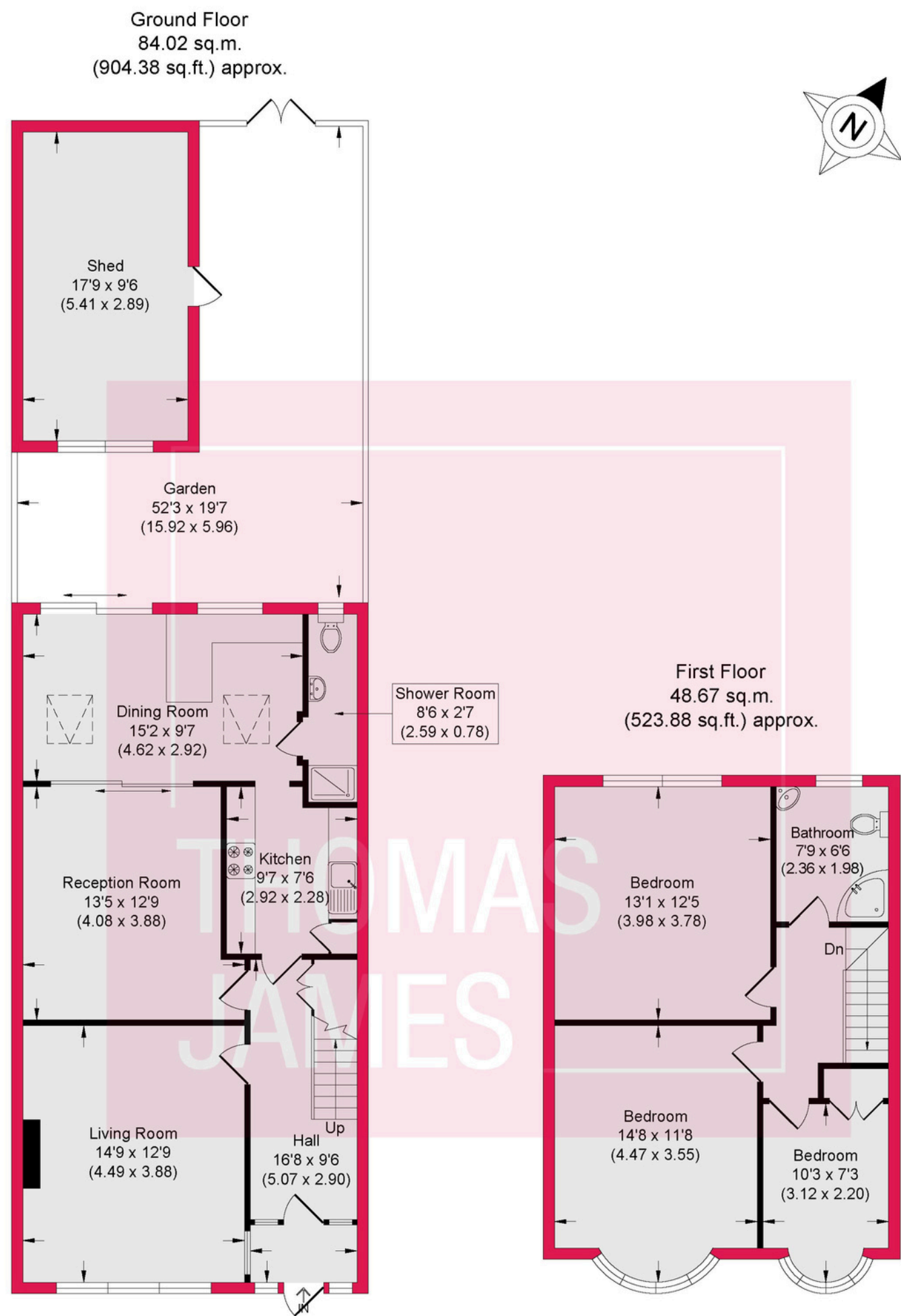
There are plenty of green spaces within a 5–10-minute walk, including Hazelwood Recreation Ground, Tatem Park Recreation Ground, and Broomfield Park.



LINKS

[Location >](#)

[Transport >](#)



TOTAL FLOOR AREA : 132.69 sq.m. (1428.26 sq.ft.) approx.
(INCLUDING SHED)
SHED AREA : 15.63 sq.m. (168.23 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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