

# UPSDELL AVENUE

THOMAS  
JAMES



This mid terrace three bedroom house in Palmers Green is an ideal family home. With a large south-facing garden, the original layout untouched, and several original features in place, it offers fantastic potential for updating and adding value.

***Upsdell Avenue, N13***  
***Asking Price £650,000***  
***Freehold***

Three bedroom family home  
Large south-facing garden  
Fantastic potential  
16'6" by 12'7" living room  
Bay windows in all bedrooms  
Dining room with French Doors  
0.9m to Palmers Green Station

CT band: E  
Council: Enfield  
EPC rating: E

***by appointment only***  
***tom@thomasjameskw.com***  
***020 8226 0068***



This mid terrace house is in a good condition throughout and has retained its original layout and many period features. The ground floor has a front living room, a dining room and kitchen at the rear, and an understairs WC. Upstairs there are three bedrooms and a family bathroom.

The living room has a traditional feel, with a circular bay window, a ceiling rose and cornicing, and an original panelled door. The room is carpeted and has a gas fire. Measuring 16'6" by 12'7" there's plenty of space for sofas and more. The rear dining room also has a gas fire and is carpeted, and has a floor to ceiling bay window with French doors that provide garden views and open onto the paved terrace making this space ideal for entertaining. The terrace can also be accessed directly via a door from the kitchen which is galley-style, with fitted cabinets, freestanding appliances, and tiled walls that make it a practical and pleasant space for food prep.





Upstairs, all three bedrooms have bay windows. The main front bedroom has a large circular bay, the second double has a smaller bay window that overlooks the garden, and the single bedroom has a small bay with a street view. The main bedroom is spacious, measuring 16'6" by 12'7", and has a wall of fitted wardrobes. It has wood laminate flooring as does the single bedroom, whilst the second double bedroom is carpeted and has an original cast iron fireplace with an ornate tiled surround.



The fully tiled family bathroom easily accommodates a bath and shower cubicle in addition to a washbasin console and WC, and has two windows that provide great natural light.

Outside, the paved front garden has a low retaining brick wall, and the south-facing rear garden is ideally orientated to maximise sunshine. This comprises a large, paved terrace adjacent to the rear of the house, a long lawn bordered by paths and planting including a specimen tree, and a second paved terrace at the end with a large shed.



The property has been well-maintained and is in a good condition throughout with double glazing, gas central heating, and pale neutral décor. There's a lot of potential to add value to through updating the décor, fixtures and fittings, and there is also considerable potential for extension to the rear and into the loft, as carried out in neighbouring properties.





LOCAL LIFE

There’s a wide selection of shops along Green Lanes just couple of minutes’ walk from the property, and the villagey neighbourhood centre of Palmers Green is within a mile.

Palmers Green train station, a mile from the property, has regular sub-30 minute trains to Moorgate in the City, and to City Thameslink. There’s also good access to the road network, with the A10 and the North Circular Road nearby.

There are plenty of green spaces in the area including Tottenham Recreation Ground, and award-winning Broomfield Park.



LINKS

[Location >](#)

[Transport >](#)

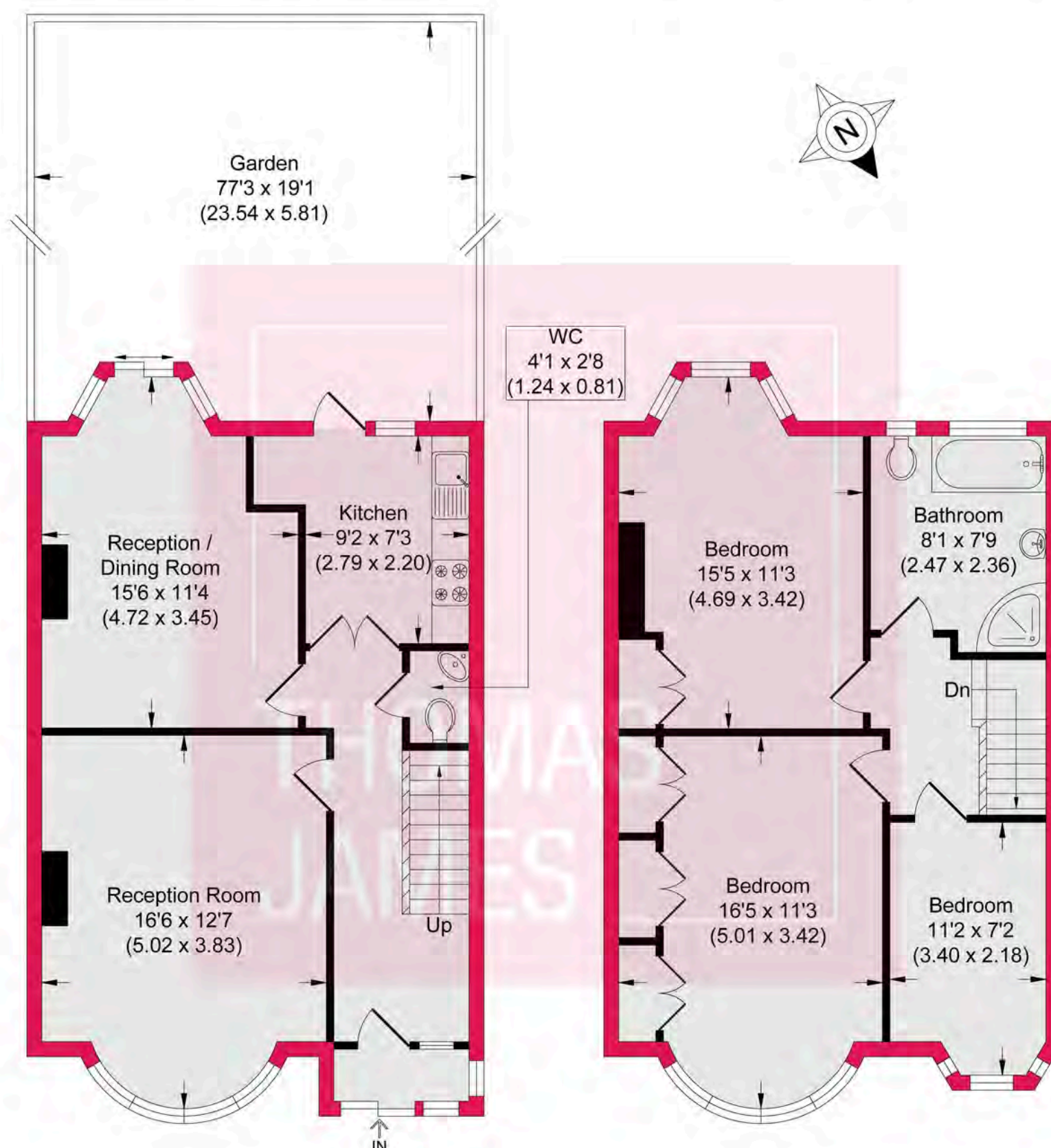
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

by appointment only  
tom@thomasjameskw.com  
020 8226 0068



Ground Floor  
51.04 sq.m. (549.39 sq.ft.) approx.

First Floor  
50.10 sq.m. (539.27 sq.ft.) approx.



**TOTAL FLOOR AREA : 101.14 sq.m. (1088.66 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.

*by appointment only*  
**tom@thomasjameskw.com**  
**020 8226 0068**