

59 Ashridge Gardens, London, N13 4JY  
Offers in excess of £850,000

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**Offers in excess of £850,000**  
**Council Tax Band: E**

Welcome to Ashridge Gardens — a beautifully presented five-bedroom semi-detached home offering approximately 1,650sqft of living space across three spacious floors. Situated on a quiet residential street in the heart of Palmers Green, N13, this home is ideal for families seeking a well-connected location with plenty of room to grow.

The ground floor features a large, welcoming front reception room and a bright open-plan dining area that flows into the kitchen. The dining and kitchen areas are flooded with natural light, creating the perfect setting for everyday living and entertaining. Upstairs on the first floor are three well proportioned bedrooms and a stylish family bathroom with underfloor heating. The top floor adds two more bedrooms, one with a Juliet balcony overlooking the garden and a sleek modern shower room, also with underfloor heating.

Outside, you'll find a generous rear garden, shared driveway, side access and a garage, offering convenience and versatility.

Ashridge Gardens is perfectly placed for transport links with Arnos Grove (Piccadilly Line), Palmers Green and Bounds Green stations all nearby, making commutes into the City and beyond simple. The area is also popular with families thanks to a great choice of local schools including Bowes Primary, St Monica's and Broomfield School. You'll also find a mix of shops, cafés, restaurants and supermarkets, including Sainsbury's and Aldi, which are all within easy reach.

This is a well-maintained, move-in-ready home offering generous space, style and a fantastic North London location. Get in touch today to book your viewing appointment!







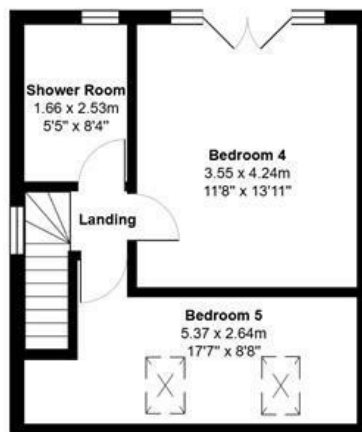
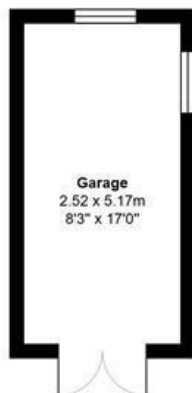




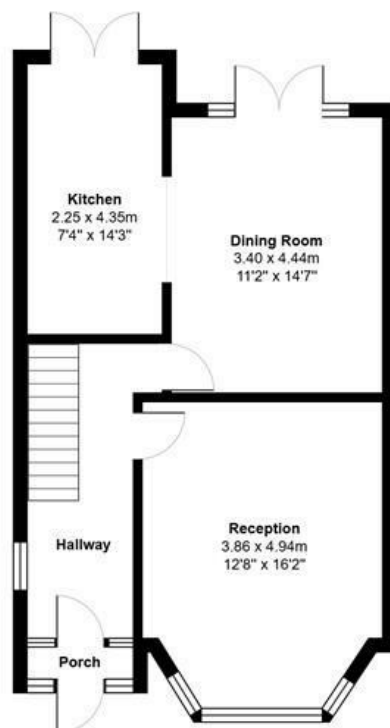




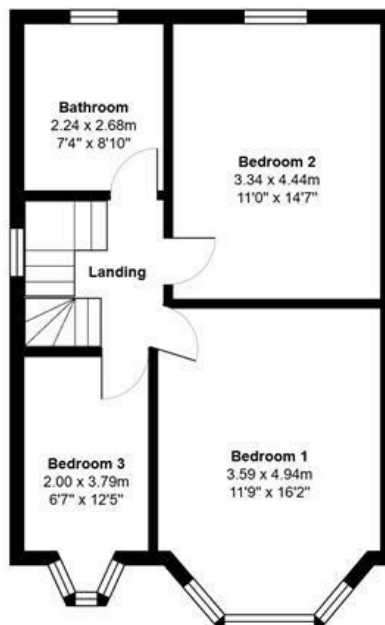
Area: 13.0 m² ... 140 ft²



**Second Floor**  
Area: 34.6 m² ... 373 ft²



**Ground Floor**  
Area: 54.1 m² ... 582 ft²



**First Floor**  
Area: 51.7 m² ... 556 ft²



**PINDROP PROPERTY**

Total Area: 153.4 m² ... 1652 ft²

All measurements are approximate and for display purposes only



**PINDROP PROPERTY**

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