



## Birch Avenue, Palmers Green, London

Under Offer (SSTC)  
£749,995 (Freehold)







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**Delightful 4-bedroom family house, with 3-bathrooms, including en-suite to the primary bedroom and a detached garage to rear.**

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Nestled on Birch Avenue in the charming area of Palmers Green, North London, this spacious mid-terrace house, built in 1934, offers a delightful blend of classic charm and modern convenience. With four bedrooms, including 3 double bedrooms as well as 3 bathrooms, this property is perfect for families seeking ample living space.

The ground floor features two inviting reception rooms, ideal for both relaxation and entertaining. A convenient shower room on this level adds to the practicality of the home and the professionally fitted sauna lends an element of luxury. Ascending to the first floor, you will find a well-appointed family bathroom, complete with roll top bath, alongside the en-suite bathroom that serves the loft bedroom, ensuring comfort and privacy for all family members.

This home is in excellent condition throughout, making it ready for you to move in. The property also boasts a garage to the rear, which is easily accessible via a gated service road, providing secure parking and additional storage options.

With its spacious layout and prime location, this property is a wonderful opportunity for families looking to settle in a vibrant community. Don't miss the chance to make this charming house your new home.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E

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## Front Garden

Low maintenance, with path to front door, bin storage

## Porch

Hardwood door and windows to front aspect, built in storage, double doors to:

## Hallway

Double doors to front aspect onto porch, tiled floor, radiator with bespoke radiator cover, dado rail, coving to ceiling, ceiling rose, stairs to first floor, under-stairs storage cupboard with space for tumble dryer, additional under stairs storage cupboard, double doors to lounge, door to:

## Kitchen

Velux window to rear aspect, matching selection of units with Butchers block work surfaces over, space for Rangemaster cooker with matching extractor hood over, integrated appliances to include washing machine, dishwasher, space

## Through Lounge

Original wood frame square bay window, with original stained glass feature window and plantation shutter blinds over, x2 radiators, wood burner with natural stone fireplace surround, x2 built in storage units either side of fireplace, coving to ceiling, ceiling rose, access to kitchen, double doors to:

## Breakfast/Play Room

Bi-fold doors to rear aspect, x2 Velux windows to rear aspect, x2 wall lights, tiled floor, door to:

## Lobby

Tiled floor, spotlights, doors to:

## Downstairs Shower Room

Walk-in shower, hand basin with mixer tap and storage under, low flush w/c, fully tiled, spotlights, Velux window, extractor fan

## Sauna

Tiled floor, with built in drainage, two level sauna with opaque UPVC to side aspect

## First Floor Landing

Stairs to second floor, doors to:

## Bedroom 1

Double glazed window to front aspect, feature fire place, x2 built in wardrobes, radiator with bespoke radiator cover, picture rail, coving to ceiling, ceiling rose

## Bedroom 2

Double glazed window to rear aspect, feature fire place, radiator, x2 built in wardrobes, built in desk and shelves, picture rail, coving to ceiling, ceiling rose









### Bedroom 3

Box bay window to front aspect with stained glass feature panels and secondary glazing over, radiator, built in storage cupboard and shelves, picture rail, coving to ceiling, ceiling rose

### Bathroom

Opaque double glazed window to rear aspect, low flush w/c, pedestal hand basin, Roll top slipper bath with mixer tap and shower attachment as well as shower over, spotlights, heated towel rail, extractor fan, fully tiled.

### Bedroom 4 (Loft)

Double glazed double doors and window onto Juliet balcony to rear aspect, Velux window to front aspect, radiator, spotlights, built in desk and wardrobes and storage in eaves, door to:

### En-suite bathroom

Double glazed opaque window to rear aspect, low flush w/c, hand basin with mixer tap, walk in shower, spotlights, extractor fan

### Garden

Patio areas at head and foot of garden, mainly laid to artificial lawn with shrub borders, access to garage and access to service road.

### Garage

Brick built garage with pitched roof, vehicle door onto gated service road, pedestrian door onto garden.

### Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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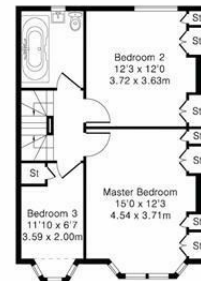






Ground Floor

**Approximate Gross Internal Area 1891 sq ft - 175 sq m**  
 Ground Floor Area 758 sq ft - 70 sq m  
 First Floor Area 506 sq ft - 47 sq m  
 Second Floor Area 413 sq ft - 38 sq m  
 Garage Area 214 sq ft - 20 sq m



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: E

