



Pymmes Road, Palmers Green/Bowes Park, London, N13

Under Offer (SSTC)

£535,000 (Freehold)





Beautifully presented 1900-built 2-bedroom mid-terrace house perfectly blending period character with contemporary style.

Nestled on Pymmes Road in the desirable Palmers Green/Bowes Park area of London, this charming mid-terrace house, built in 1900, offers a delightful blend of period features and modern style. With two well-proportioned bedrooms and a tastefully designed bathroom, this property is perfect for those seeking a comfortable and stylish home.

The interior of the house has been thoughtfully updated, maintaining its natural charm while incorporating contemporary elements that enhance its appeal. The reception room is inviting and spacious, providing an ideal space for relaxation or entertaining guests. The overall condition of the property is excellent, ensuring that you can move in with ease and enjoy your new home from day one.

Situated in a convenient location, this freehold opportunity is within easy reach of the sought-after Bowes Park area, known for its vibrant community and excellent local amenities. Whether you are looking for a family home or a smart investment, this property presents a wonderful opportunity to own a piece of London's architectural history.

In summary, this stylish mid-terrace house on Pymmes Road is a rare find, combining period charm with modern living in a highly desirable location. Don't miss the chance to make this delightful property your own.

Local Authority: Enfield
Council Tax Band: D

Hallway

Hardwood door to front aspect, original stripped wood floor, radiator with radiator cover, dado rail, stairs to first floor, doors to:

Lounge

Double glazed part frosted Sash window to front aspect, radiator, built in cabinetry, picture rail, decorative feature fire place, door to:

Dining room

Double glazed Sash window to rear aspect, radiator, decorative feature fire place, under stairs storage cupboard, original stripped wood floor, door to:

Kitchen

x2 double glazed windows to rear and side aspect,

First Floor Landing/Hallway

Loft access, original wood floor boards, built in storage, doors to remaining rooms

Bedroom 1

Bedroom 2

Double glazed Sash window to rear aspect, radiator, built in over stairs wardrobe/storage cupboard

Bathroom

Double glazed opaque window to rear aspect, towel rail, pedestal hand basin, low flush w/c, bath with mixer tap and shower hose, half panelled, original wood floor.





Garden

Decked area, shrubs, block paved corner patio, outside tap, backing on to allotments

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

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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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 717 sq ft - 67 sq m

Ground Floor Area 369 sq ft – 35 sq m

First Floor Area 348 sq ft – 32 sq m



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 D / Local Authority: Enfield / Council Tax Band: D