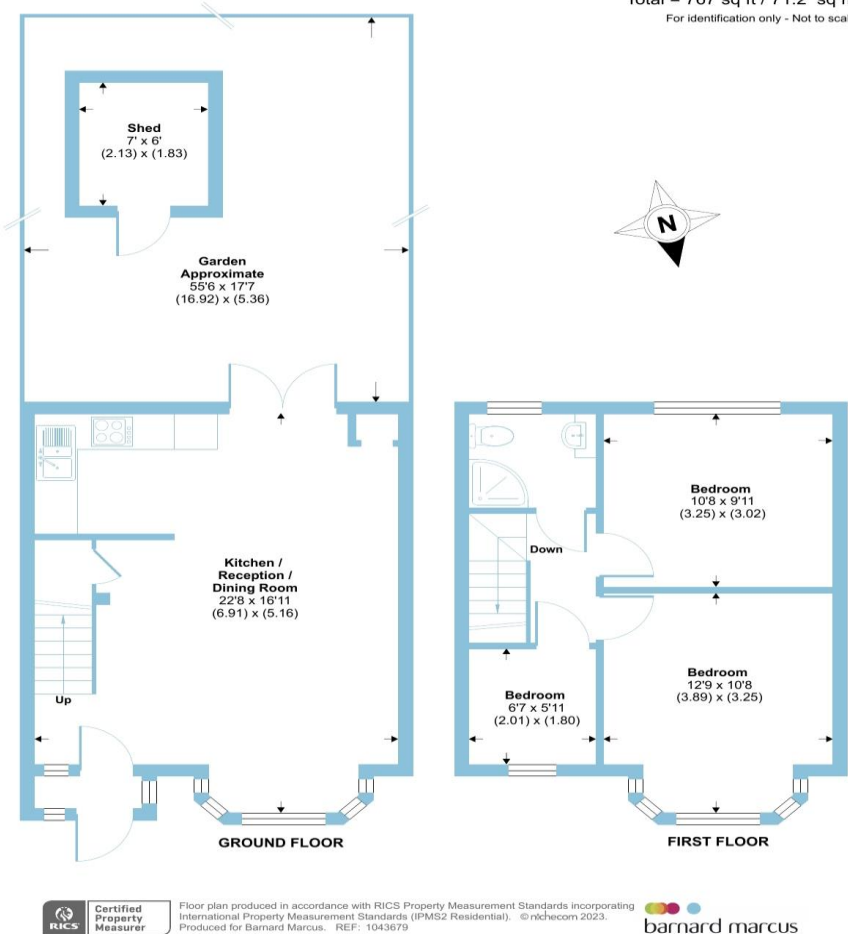




**Pembroke Road, Palmers Green London N13 5NR**

## Pembroke Road, London, N13

Approximate Area = 725 sq ft / 67.3 sq m  
Shed = 42 sq ft / 3.9 sq m  
Total = 767 sq ft / 71.2 sq m  
For identification only - Not to scale



## welcome to Pembroke Road, Palmers Green London

- Three bedroom house
- Off street parking
- Open Plan

Tenure: Freehold

EPC Rating: D

- 0.8 miles to Silver Street Station
- 0.3 miles to Firs Farm Primary School

offers in excess of **£525,000**



An EXCELLENTLY-PRESENTED 3 bedroom family home in a PEACEFUL RESIDENTIAL ROAD in the heart of Palmers Green. The property could suit families looking for a home within close proximity to LOCAL SCHOOLS including the ever popular Firs Farm Primary 0.3 miles & Winchmore Secondary Schools 0.5 miles away

On entering this family home the open plan living/dining area and fitted kitchen diner overlooking this home's rear garden offer a real sense of modern living. The first floor accommodates a family bathroom and three bedrooms. This property may also appeal to a buyer needing to commute into the City with Silver Street 0.8 miles and Palmers Green mainline stations just 1 mile away providing direct trains into London. The property is also within close proximity to the beautiful Firs Farm Wetlands Park and Playing Fields. Externally this home offers off street parking to the front with a well-tended rear garden.

[view this property online](https://www.barnardmarcus.co.uk/Property/WTS106597) [barnardmarcus.co.uk/Property/WTS106597](https://www.barnardmarcus.co.uk/Property/WTS106597)



### Property Ref:

WTS106597 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**barnard marcus**



**020 8446 6888**



[Whetstone@barnardmarcus.co.uk](mailto:Whetstone@barnardmarcus.co.uk)



1285 High Road, Whetstone, LONDON, N20 9HS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)