



3

Bedrooms



1

Bathroom





Addison Townsend are pleased to offer this beautifully extended and refurbished three bedroom terraced house in a quiet turning in Palmers Green. The property offers a welcoming entrance, reception room, extended kitchen/diner/family room, downstairs W/C, three bedrooms, family bathroom and immaculate rear garden overlooking Firs Farm Playing Fields. The property is conveniently located within easy reach to the A10 and the A406. Further benefits include gas central heating, double glazing throughout, off street parking and potential to extend into the loft subject to the usual planning consents.

#### **Entrance Hallway**

Entrance door with opaque double glazed windows either side. Central heating radiator. Understairs cupboard. Laminate wood flooring.

#### **Reception Room**

13'9" x 10' 6" (4.19m x 3.20m) Double glazed window to front aspect. Central heating radiator. Laminate flooring.

#### **Guest Cloakroom**

Low level W.C. Corner hand wash basin. Extractor fan. Fully tiled walls and flooring.

#### **Extended Kitchen/Diner/Family Room**

22' 0" x 15' 6" (6.70m x 4.72m Narrows to 10'6") Fitted wall and base cabinets. Inset sink with mixer taps. Intergrated fridge/freezer, dishwasher and washing machine. Induction hob with filter above and double electric oven. Double glazed window. Tiled flooring. Bi-fold double glazed doors to patio area and rear garden.

#### **First Floor Landing**

Storage cupboard. Access to loftspace- housing gas central heating boiler. Fitted carpet.

#### **First Bedroom**

13' 6" x 10' 6" (4.11m x 3.20m measured to back of fitted wardrobes) Double glazed bay window front aspect. Central heating radiator. Laminate flooring.

#### **Second Bedroom**

11' 3" x 8' 3" (3.43m x 2.51m) Plus door recess. Double glazed window to rear aspect with viewings over Firs Farm Playing fields. Fitted wardrobes. Central heating radiator. Laminate flooring.

#### **Third Bedroom**

7' 6" x 5' 9" (2.28m x 1.75m) Double glazed window. Built in wardrobe. Central heating radiator. Laminate flooring.

#### **Bathroom**

Opaque double glazed window. Panelled bath with period-style shower over mirrored shower screen. Vanity unit with inset hand wash basin. Low level W.C. Heating towel rail. Fully tiled walls and flooring.

#### **Rear Garden**

Approximately 45'. Patio area leading to artificial lawned area.



**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS



**TOTAL APPROX. FLOOR AREA 969 SQ. FT. ( 90 SQ. M.)**

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Rayleigh Road, N13

