



## Park Avenue, N13

Offers In Excess Of £935,000

**Havilands**

the advantage of experience





- Five Bedroom Semi-Detached House
- Freehold
- Spacious Rear Garden
- Potential to Extend (STPP)
- Catchment of Hazelwood Infant & Junior Schools
- Walking Distance to Palmers Green Mainline Station (Moorgate approx 25 mins)
- Close to Local Shops, Restaurants & Amenities along Green Lanes
- Ease of Access to A10 & A406

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to offer For Sale, this FIVE BEDROOM SEMI-DETACHED HOUSE on Park Avenue, N13. Situated in the heart of Palmers Green, the property offers over 1950sqft of living space and is comprised of five bedrooms, family bathroom, three reception rooms, kitchen, utility room and downstairs WC. The property also benefits from a good size rear garden with side access and a cellar. An ideal family home, the property is within the catchment area of both Hazelwood Infant & Hazelwood Junior Schools as well as St. Anne's RC High School. Additionally the house is within easy reach of a vast array of shops, restaurants and amenities along Green Lanes. Within walking distance of the property is Palmers Green Mainline Station providing direct rail links to central London (Moorgate approx 25 mins) transiting via Finsbury Park (Piccadilly) and Highbury & Islington (Overground & Victoria). The property also affords ease of access to both the A10 & A406 as well as public transport across the wider Borough. To arrange a viewing, please do not hesitate to get in touch.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3254.07 23/24)

EPC Rating: Current 57(D); Potential 81(B)

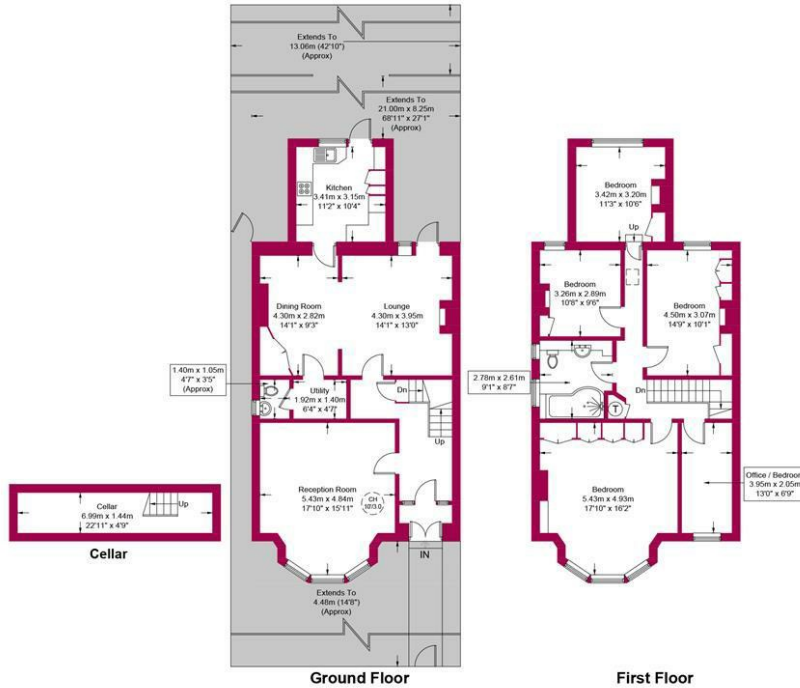
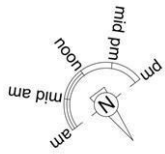
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Approximate Gross Internal Area = 1958 sq ft / 181.9 sq m

Cellar = 109 sq ft / 10.1 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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