



ASKING PRICE

£600,000 Freehold
Princes Avenue

N13

PROPERTY SUMMARY

Occupying a desirable position along Princes Avenue in N13, this impressive three-bedroom family home presents a wonderful blend of well-proportioned accommodation, attractive interiors and excellent outdoor space. Carefully arranged to provide a comfortable and versatile living environment, the property benefits from a beautiful rear garden and valuable off-street parking, creating an appealing combination of style, practicality and convenience.

The ground floor provides a welcoming reception room, offering an elegant setting for both relaxed family living and entertaining. The well-appointed kitchen complements the principal living accommodation, creating a practical arrangement suited to modern lifestyles.

The first floor provides three well-proportioned bedrooms, offering excellent flexibility for family living, guests or a dedicated home-working environment. A well-appointed family bathroom completes the accommodation.

A particular highlight is the beautiful rear garden, providing a private outdoor setting with space for relaxing, entertaining and enjoying the warmer months. Off-street parking further enhances the practicality of this appealing family home.

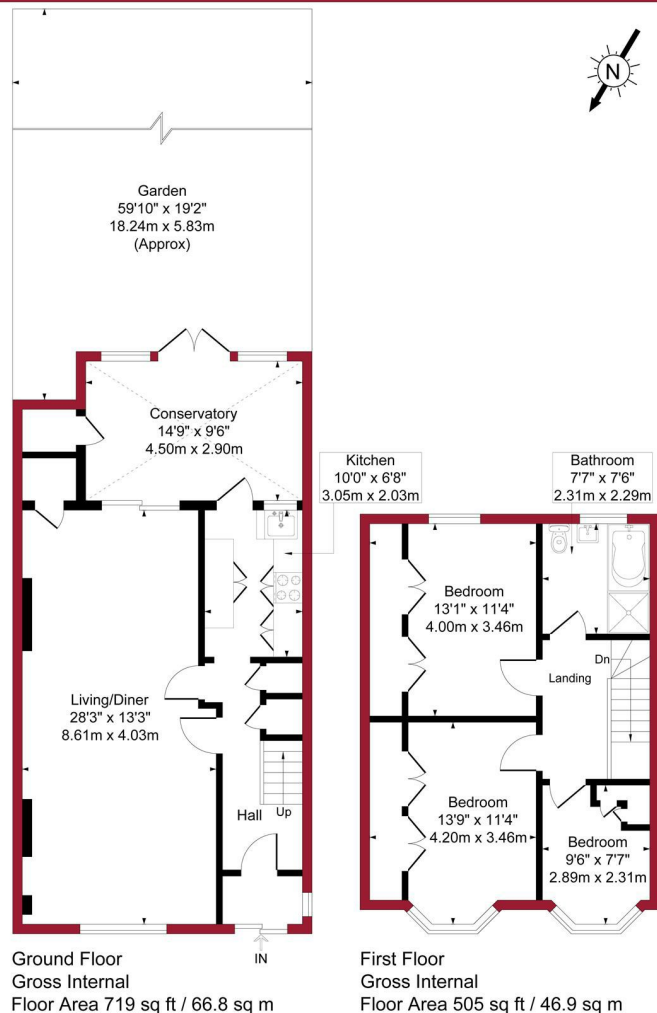
Throughout, the property offers generous proportions, good natural light and a versatile layout, providing an excellent foundation for a refined and comfortable long-term home.

Princes Avenue is well placed for local amenities, including shops, cafés and everyday conveniences, while the surrounding area offers green open spaces and highly regarded schools. Excellent transport connections provide convenient access to neighbouring areas and Central London, further enhancing this well-connected residential location.

A superb opportunity to acquire a three-bedroom family home in a desirable N13 setting, offering excellent accommodation, a beautiful garden and off-street parking. Early viewing is highly recommended.





**Transport:**

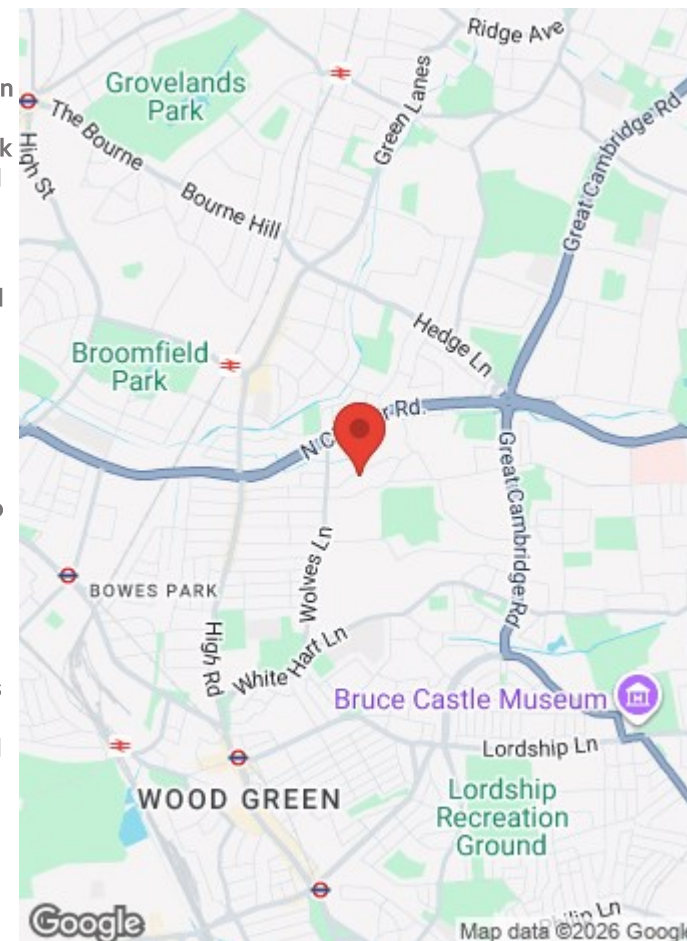
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay and display parking along Green Lanes and nearby



House

Freehold

Council: Enfield**Council Tax Band:** E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081

www.castles.london