



Ulster Gardens, Palmers Green, London

Available

£535,000 (Freehold)





Situated in the desirable Ulster Gardens area of N13, this charming three-bedroom mid-terrace house combines period character with practical living space, a private garden, garage access and parking for up to two vehicles.

Situated in the leafy surroundings of Ulster Gardens, N13, this delightful mid-terrace house offers a perfect blend of comfort, practicality and convenience. Upon entering, you are welcomed into a well-proportioned through lounge, ideal for relaxing and entertaining, with double-glazed French doors providing plenty of natural light and direct access to the garden.

The fitted kitchen features matching wall and base units, providing a practical space for everyday cooking. Upstairs, the property offers three well-proportioned bedrooms, with the second bedroom benefiting from fitted wardrobes for valuable storage, alongside a conveniently positioned family bathroom.

Outside, the garden provides a private space for outdoor dining, gardening or simply enjoying the fresh air. An outdoor WC adds useful practicality, while rear access leads directly to the garage. The property also benefits from parking for up to two vehicles, a particularly useful feature for this part of North London.

The location is well placed for a range of local amenities. Green Lanes in Palmers Green offers an extensive choice of cafés, restaurants, shops and everyday services, including Starfish & Coffee for brunch and dining. Nearby schools include Oakthorpe Primary School, Hazelwood Infant and Junior Schools and Aylward Academy, with St Anne's Catholic High School for Girls also within easy reach. For outdoor recreation, Oakthorpe Playing Fields, Tatem Park and the New River provide nearby green spaces for walking and leisure.

Transport connections are convenient, with local bus services nearby and Palmers Green railway station providing services towards central London and Moorgate. With flexible living space, off-street parking, garage access, a private garden and excellent local amenities, this attractive period home offers an ideal opportunity for families and professionals alike.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Driveway

Block paved.

Hallway

Hardwood door and window with opaque windows to front aspect, radiator, coving to ceiling, under stairs storage, stairs to first floor, doors to:

Through Lounge

Double glazed bay window to front aspect, x2 radiators, double glazed French doors to rear aspect, coving to ceiling.

Kitchen

Double glazed door and window to rear aspect, matching range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, 4-ring gas hob with extractor hood over, electric oven, spotlights, integrated washing machine and dishwasher.

First Floor Landing

Loft access, doors to remaining rooms.

Bedroom One

Double glazed bay window to front aspect, radiator.

Bedroom Two

Double glazed window to rear aspect, x2 built in wardrobes including wall mounted Vaillant ecoFIT pure boiler, radiator.

Bedroom Three

Double glazed window to front aspect, radiator.

Bathroom

Double glazed opaque window to rear aspect, low flush w/c, hand basin with mixer tap and storage under, P-shape bath with shower screen mixer tap and shower extension, heated towel rail, fully tiled, extractor fan.





Garden

Patio area, mainly artificial lawn, shrub border, rear access via service road, outside tap, brick built storage shed/outside w/c, access to garage.

Garage

Concrete garage with double doors onto service road.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

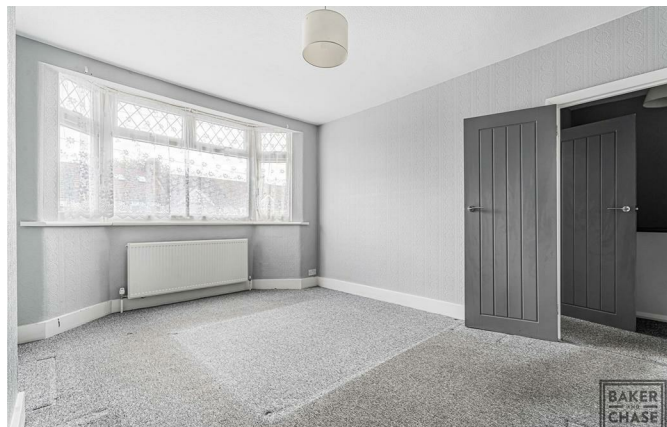
- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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

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.

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







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Approximate Gross Internal Area 999 sq ft - 93 sq m

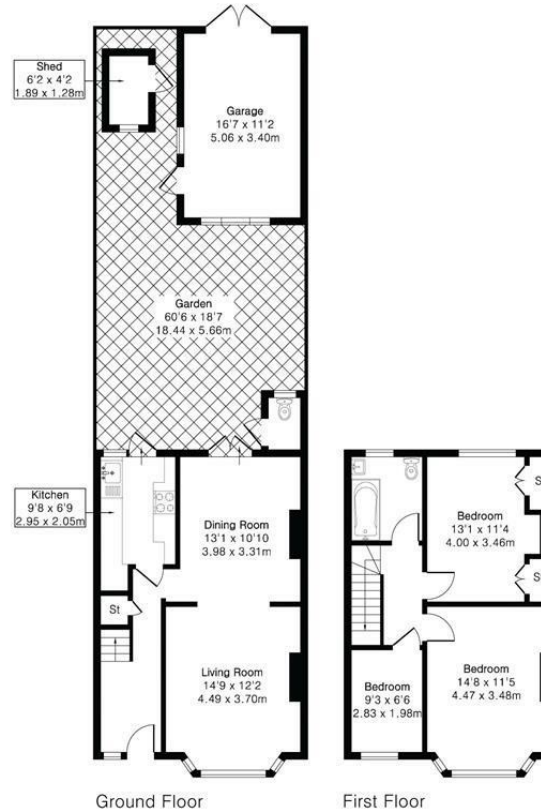
(Excluding Garage & Outbuilding)

Ground Floor Area 507 sq ft - 47 sq m

First Floor Area 492 sq ft - 46 sq m

Garage Area 185 sq ft - 17 sq m

Outbuilding Area 26 sq ft - 2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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: London Borough of Enfield / Council Tax Band: E