



Anthony Webb

Bourne Hill, Palmers Green, London, N13
£830,000 Freehold

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ESTATE AGENTS

Bourne Hill, Palmers Green, London, N13

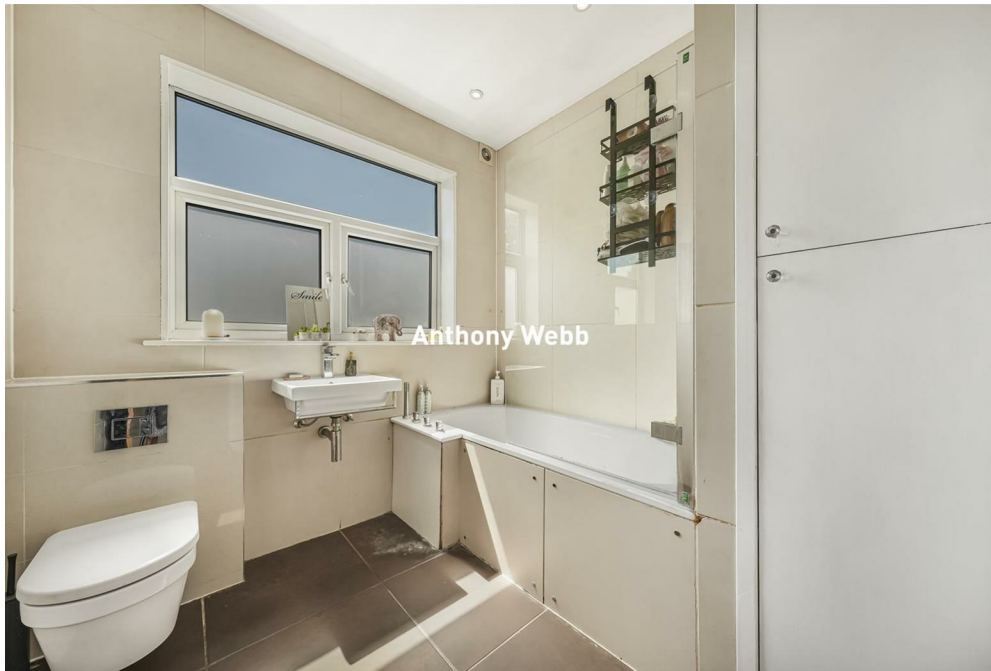
A well presented and extended three bedroom plus spacious loft room, Edwardian family home offering a wealth of period features including a tessellated tiled hallway, interconnecting reception rooms, kitchen/diner, modern family bathroom, ground floor guest cloakroom, well maintained rear garden with summer house/treatment room.

Bourne Hill is ideally located for both Palmers Green and Winchmore Hill's wealth of shops, restaurants, bus routes and mainline stations into Moorgate. Southgate high road and underground station are a short ride away via the W6 bus route. There are several green spaces nearby including Woodcroft wild space and both Grovelands and Broomfield Parks.

Enfield council tax band E

- Three bedrooms + loft room
- Extended Edwardian terrace house
- Two interconnecting receptions
- Extended kitchen/diner
- Modern family bathroom + ground floor w.c
- Many period features
- Off street parking
- Private rear garden with summer house/treatment room





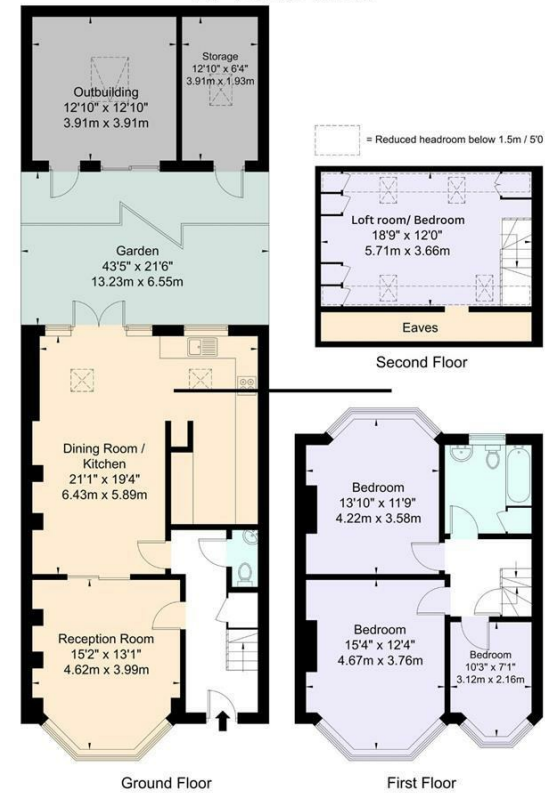
Bourne Hill Palmers Green London N13 4LJ

Tenure: Freehold
Gross Internal Area: 1442.38 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(1-14) E			
(1-14) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft
Outbuilding = 23.7 sq m / 255 sq ft
Total = 163.1 sq m / 1755 sq ft



For Illustration Purposes Only - Not To Scale

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