**Bourne Hill, Palmers Green, London, N13**
**Offers In Excess Of £950,000 Freehold**

Anthony Webb
ESTATE AGENTS

# Bourne Hill, Palmers Green, London, N13

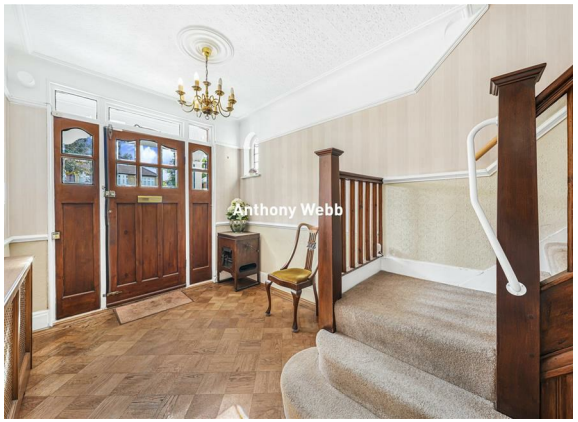
A spacious extended five bedroom Edwardian semi-detached house with garage to side offering in excess of 2000sq ft of bright and airy living space. The property requires updating throughout and offers fantastic potential to extend further to create a wonderful family home.

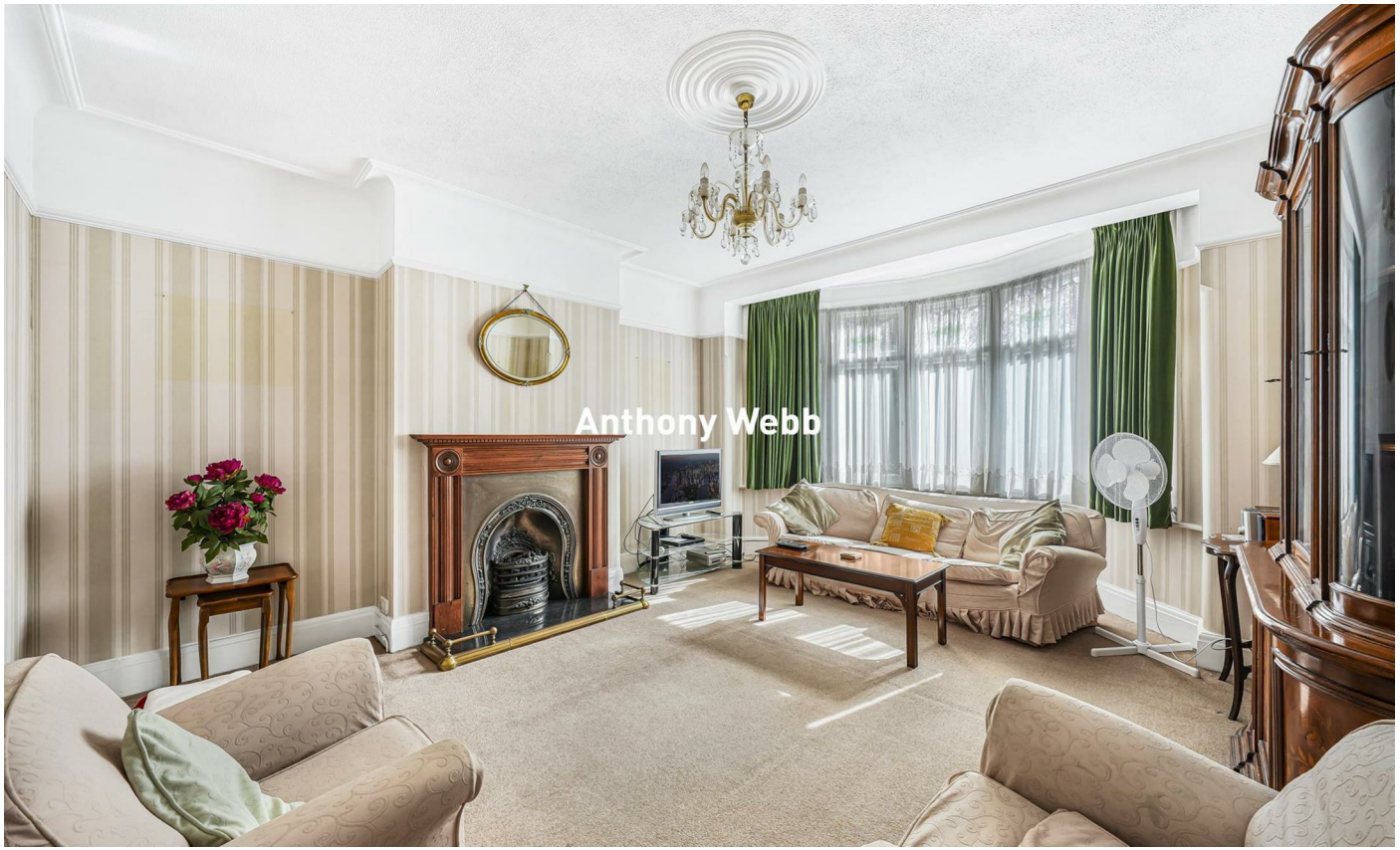
Bourne Hill is ideally located for both Palmers Green and Winchmore Hill's wealth of shops, restaurants, bus routes and mainline stations into Moorgate. Southgate high road and underground station are a short ride away via the W6 bus route. There are several green spaces nearby including Woodcroft wild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

Impressive entrance hall with wood floor and original stained glass windows • Front reception with bay window, feature fireplace and original ceiling features • Rear reception with door to conservatory and feature fireplace • Breakfast room with original dresser • Kitchen with door to conservatory • Ground floor wet room • Utility room with door to garden and garage • First floor landing with access to loft space • Family bath/shower room with separate w.c • Five well proportioned bedrooms • Gas central heating • Block paved carriage driveway for several cars • Garage • Mature and well maintained rear garden measuring 85ft x 34ft

Enfield Council band F

- Five bedrooms
- Edwardian built extended semi-detached house
- Three receptions
- Two bath/wet rooms
- Kitchen
- Conservatory+utility room
- Garage and driveway
- Rear garden



Anthony Webb

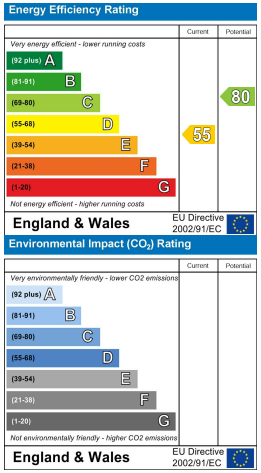
Anthony Webb

Anthony Webb

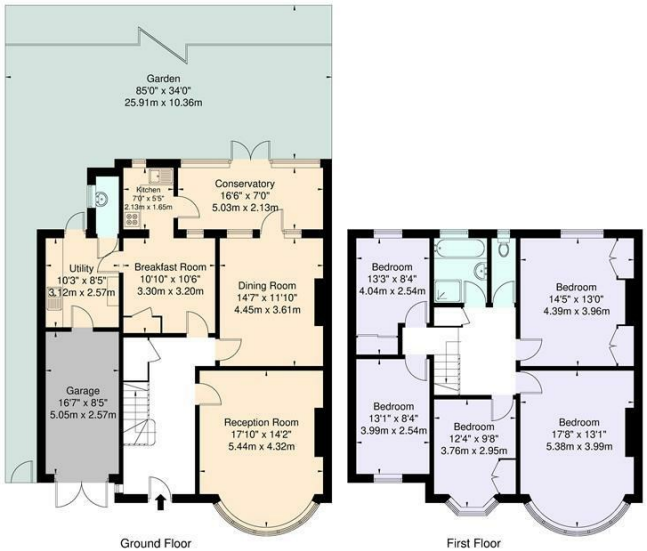
Anthony Webb

# Bourne Hill
# Palmers Green
# London
# N13 4LY

Tenure: Freehold
Gross Internal Area: 2078.00 sq ft




Bourne Hill, London, N13 4LY
Approximate Gross Internal Area = 193.1 sq m / 2078 sq ft




For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings. gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

**348 Green Lanes, Palmers Green, London N13 5TJ**
**020 8882 7888**
**palmersgreen@anthonywebb.co.uk**
**anthonywebb.co.uk**

Anthony Webb
ESTATE AGENTS