



Anthony Webb

Farndale Avenue, Palmers Green, London, N13  
£580,000 Freehold

Anthony  Webb  
ESTATE AGENTS

# Farndale Avenue, Palmers Green, London, N13

Welcome to this spacious three bedroom semi-detached house, built in the 1940s and located on a quiet, tree-lined residential turning just off Hedge Lane and Green Lanes. This well presented home is chain free and ready for immediate occupation, making it an ideal opportunity for families or buyers looking for a smooth move.

The property offers 1,187 sq ft of well proportioned and versatile living space, featuring two bright and generously sized reception rooms ideal for both everyday living and entertaining, along with an extended kitchen/diner designed with modern family life in mind. A convenient ground floor W.C adds practicality, while upstairs comprises three well sized bedrooms—two doubles and a comfortable single—served by a sleek and modern family bathroom. Outside, the home benefits from a spacious rear garden perfect for al fresco dining or children's play, as well as a neat front garden and off-street parking for two cars for added convenience.

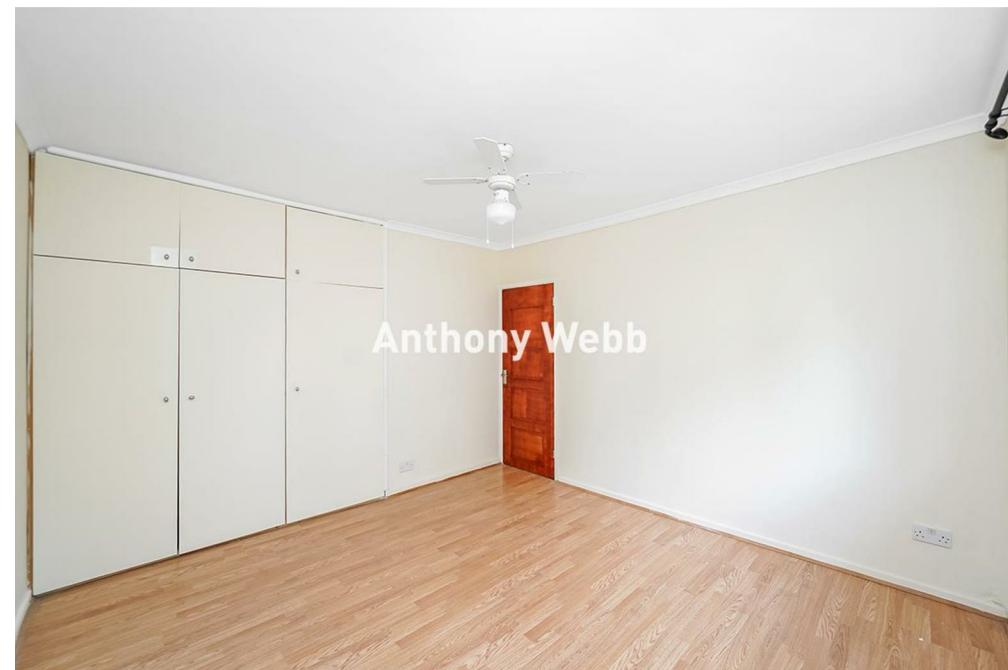
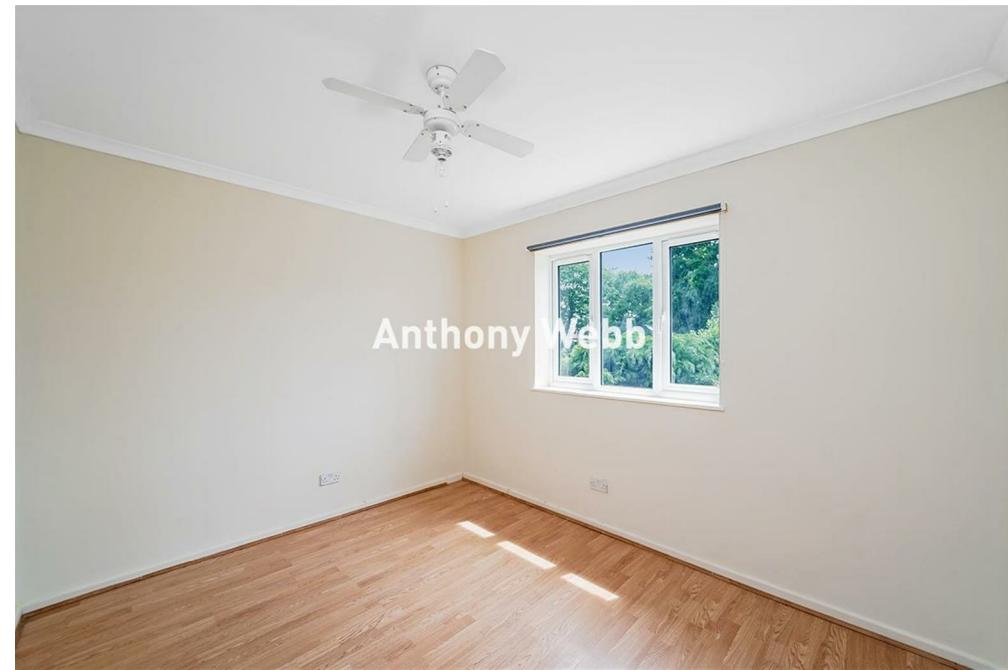
Additional benefits include double glazing, gas central heating, and excellent potential to further personalise or extend (STPP).

Farndale Avenue is perfectly positioned between Ash Grove and Crawford Gardens, offering easy access to the shops, cafés, and restaurants of both Palmers Green and Winchmore Hill. Palmers Green and Winchmore Hill mainline stations provide direct services into Moorgate, while Southgate underground station (Piccadilly Line) and the green open spaces of Grovelands Park are easily accessible via the W6 bus route.

Council Tax: Enfield Band D

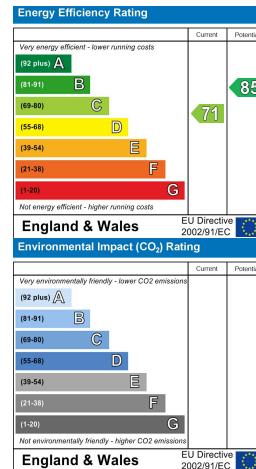
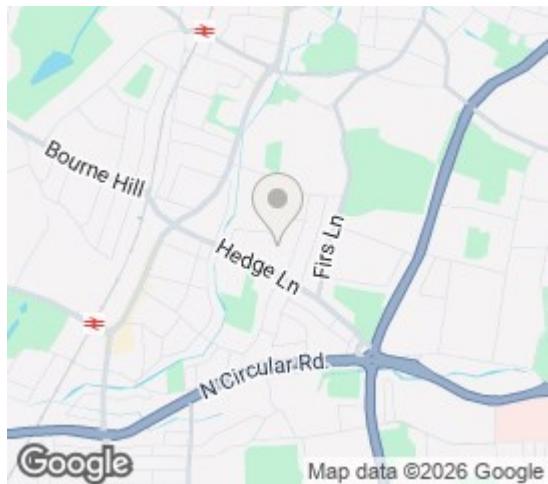
- Two bright and generous reception rooms
- An extended fitted kitchen/diner, ideal for modern family living
- A convenient ground floor W.C
- Three bedrooms on the first floor — two doubles and one single
- A spacious rear garden, perfect for outdoor dining and children's play
- A neat front garden and off-street parking





# Farndale Avenue Palmers Green London N13 5AG

Tenure: Freehold  
Gross Internal Area: 1187.00 sq ft



Farndale Avenue, N13  
Approximate Gross Internal Area = 110.3 sq m / 1187 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 or 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.