



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.

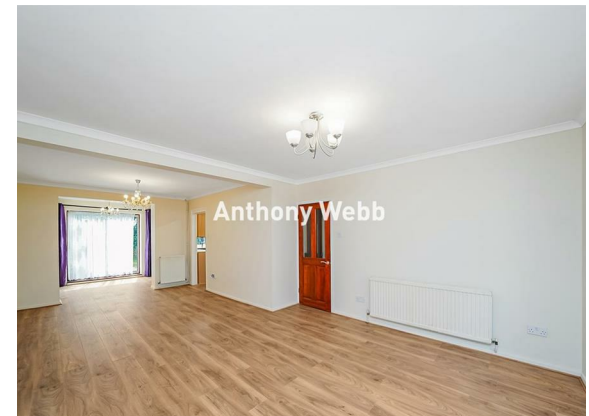
The property offers 1,187 sq ft of well proportioned and versatile living space, featuring two bright and generously sized reception rooms ideal for both everyday living and entertaining, along with an extended kitchen/diner designed with modern family life in mind. A convenient ground floor W.C adds 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.

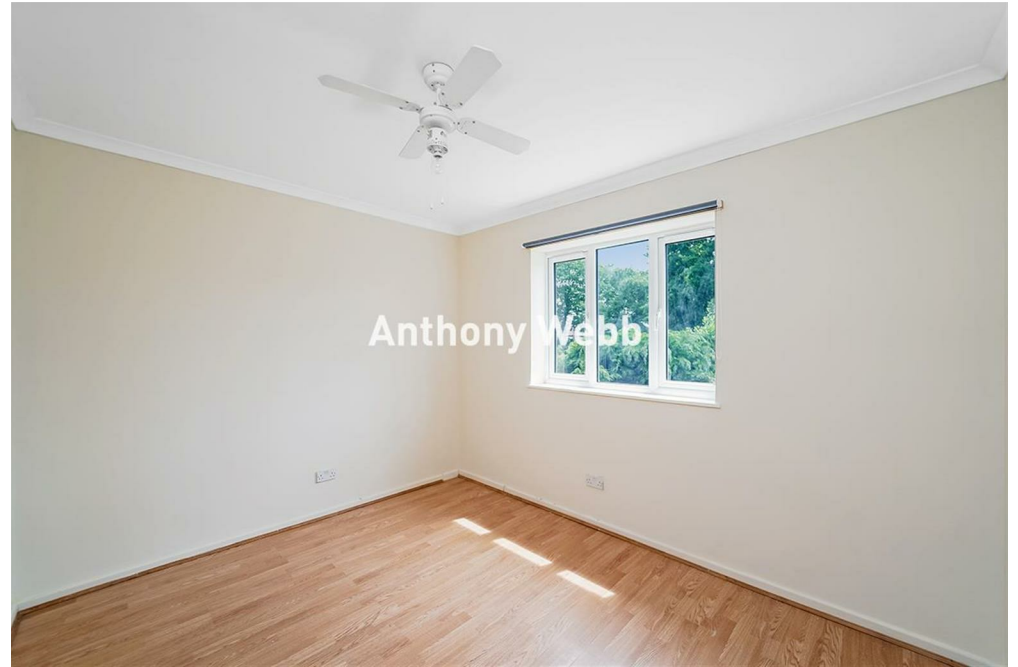
Additional benefits include double glazing, gas central heating, and excellent potential to further personalise or extend (STPP).

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

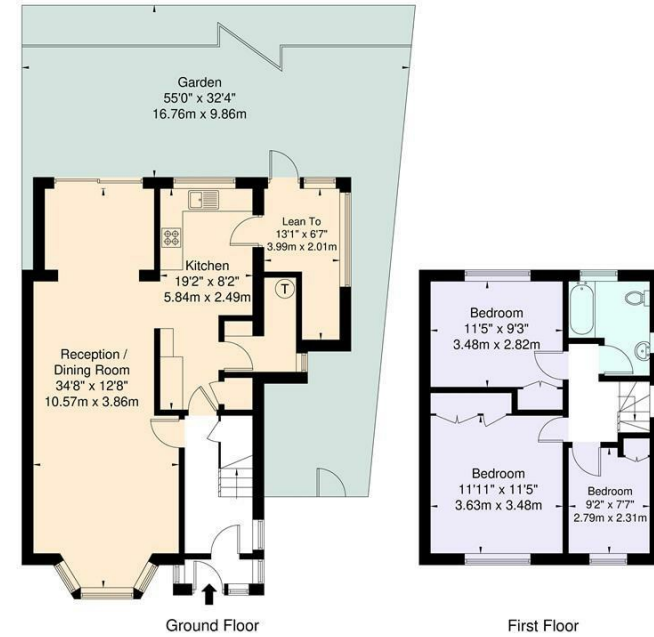
Farndale Avenue, N13  
Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft



Tenure: Freehold  
Gross Internal Area: 1187.00 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(50-80) C			
(39-48) D			
(29-38) E			
(17-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale

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