



Castles

ASKING PRICE

£650,000 Freehold
Franlaw Crescent

N13

Castles

PROPERTY SUMMARY

Situated on the sought-after Franlaw Crescent in N13, this charming end-of-terrace home offers an excellent combination of space, character, and versatility, making it an ideal purchase for families and buyers seeking a flexible layout with strong potential.

Extending to approximately 1,651 sq ft, the accommodation is well proportioned throughout. The ground floor features a welcoming reception room leading onto a separate dining room, creating an ideal setting for both everyday family living and entertaining.

In addition, the ground floor benefits from a separate annex/bedroom with its own private entrance and shower room, offering excellent flexibility for guests, extended family, or home office use. There is also a useful utility room, adding further practicality to the ground floor layout.

To the first floor, the property comprises three well-sized bedrooms, along with a family bathroom serving the home, providing practical accommodation for modern family life.

Further benefits include off-street parking and a garage.

To the rear, the property enjoys a generous garden measuring approximately 60 ft, providing an excellent outdoor space for relaxation, entertaining, and family use.

Franlaw Crescent is a popular residential turning in the heart of Palmers Green, well located for a wide range of amenities. The area is well served by highly regarded local schools. Green spaces such as Broomfield Park offer excellent leisure opportunities, while a variety of shops, cafés, and restaurants can be found within easy reach on Green Lanes and the surrounding area.

Transport links are excellent, with Palmers Green mainline station providing direct services into Moorgate, and numerous bus routes offering easy connections.

The property is being offered on a chain free basis, presenting a smooth and straightforward purchase opportunity.

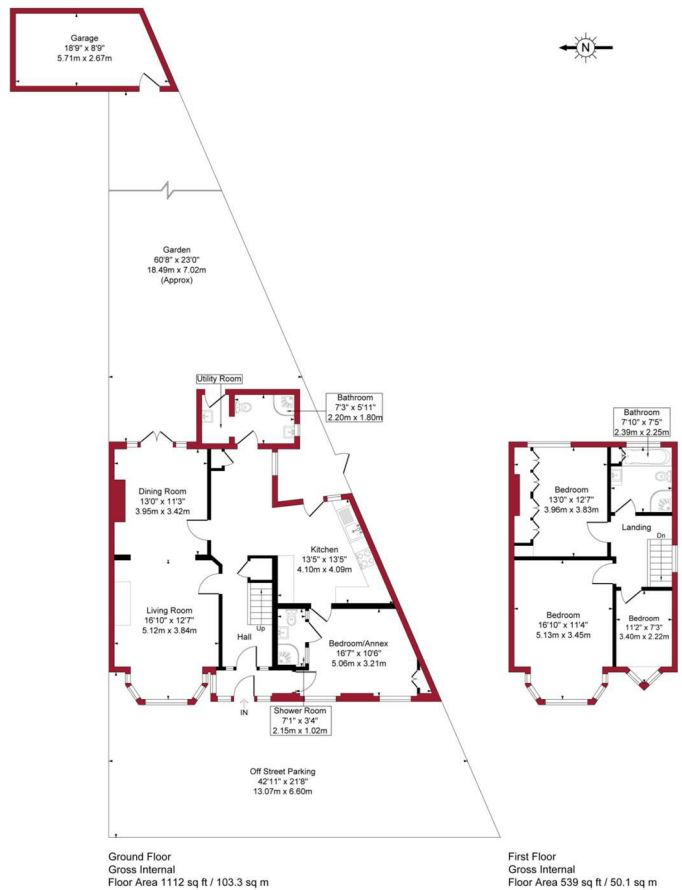
A rare opportunity to acquire a spacious and adaptable home in a well-connected and highly regarded North London location.





Franlaw Crescent, London, N13

Approximate Gross Internal Area = 1651 sq ft / 153.4 sq m (Including Garage)



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.



Transport:

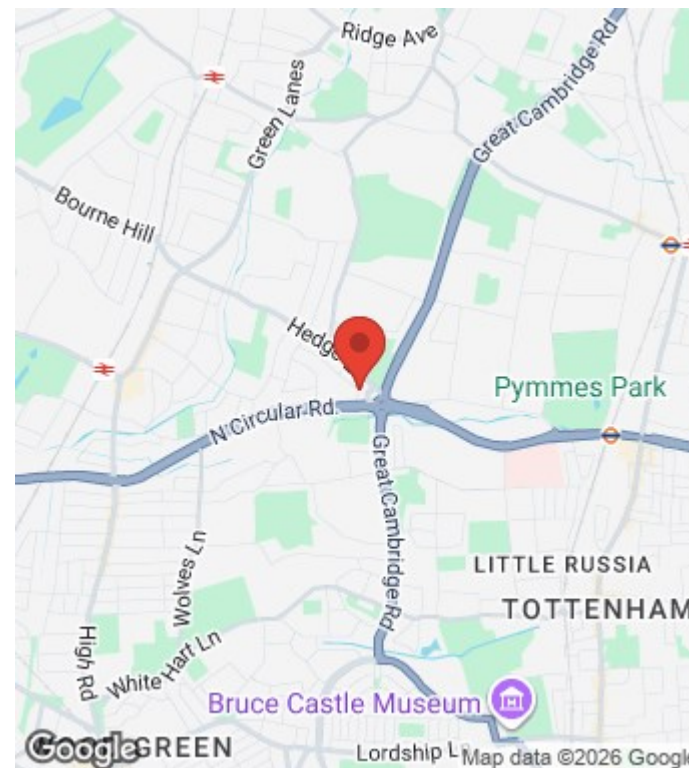
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:

Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:

Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and-display parking along Green Lanes and nearby.



House - End Terrace

Freehold

Council: Enfield

Council Tax Band: E

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081
www.castles.london

