



Cranley Gardens, Palmers Green, London, N13
£1,000,000 Freehold

Anthony Webb
ESTATE AGENTS

Cranley Gardens, Palmers Green, London, N13

A beautifully presented and extended four bedroom Edwardian family home offering a great mix of contemporary and period features over two spacious bright and well appointed floors. The property has the unusual feature (for these group of roads) of a double garage to rear with an automatic door and electric car charging point.

Cranley Gardens is located off Fox Lane and is just a short walk from Palmers Green overground station with quick links to the city via Finsbury Park and Moorgate. Southgate underground station is also a short bus ride away, offering easy access to the Piccadilly line. A great selection of shops, restaurants, bus routes and cafes can be found on Aldermans Hill and Green Lanes, and the house is conveniently close to Broomfield and Grovelands parks, offering beautiful green spaces for relaxation and outdoor activities.

Well maintained front garden • Entrance hallway with original tessellated tiled floor, ceiling features and monks bench • Front reception with feature fireplace and bespoke shutters to bay window • Fantastic open plan rear living area with feature fireplace opening to an extended kitchen/diner with folding doors to garden • Modern fitted kitchen with island, solid work surfaces and professional grade "Arga style" cooker • Utility area and ground w.c • First floor landing with access to loft space (potential to convert subject to usual consents) via pull down ladder • Four bedrooms (one currently used as an office) • Modern family bath/shower room • Well maintained rear garden with patio area/lawn area and mature shrubs.

Enfield Council tax band F

- Four bedrooms
- Edwardian period family house
- Two receptions
- Extended kitchen/diner
- Utility room+WC
- Modern bath/shower room
- Double garage to rear
- Front and rear gardens





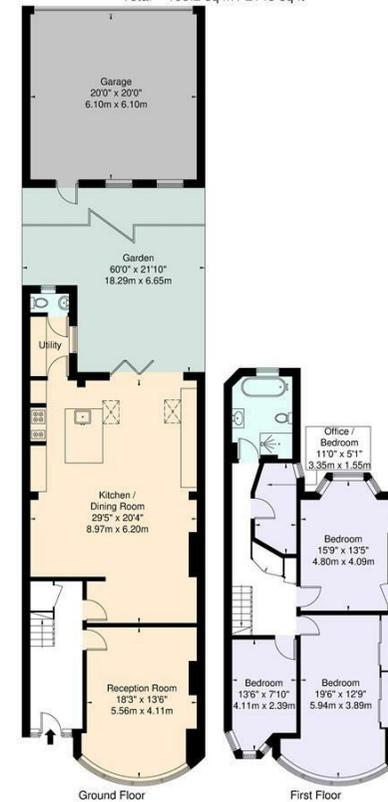
Cranley Gardens Palmers Green London N13 4LT

Tenure: Freehold
Gross Internal Area: 1737.00 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		68	76
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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 = 161.4 sq m / 1737 sq ft
Garage = 37.8 sq m / 406 sq ft
Total = 199.2 sq m / 2143 sq ft



For Illustration Purposes Only - Not To Scale

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