



Kenmare Gardens London N13 5DR

£550,000



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- Three Bedroom Terrace House
- Bay Fronted 1930s Build
- Two Reception Rooms
- First Floor Bathroom
- 55ft Garden With Rear Access
- Sought After Location
- Potential To Extend (stp)
- Close Proximity To Palmers Green Train Station
- Easy Access To The A10 & A406
- Chain Free





Strettons are pleased to present this bay fronted three bedroom terrace house, built in the 1930s. Available on a chain free basis, this property nestled in the charming Kenmare Gardens offers a perfect blend of classic character and modern convenience. Spanning over 1000 square feet of internal space and with potential to extend to the rear or via a loft conversion (stp), this home is ideal for families or those seeking a comfortable living environment.

Upon entering, you are welcomed into two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings. The feature fireplace adds a touch of warmth and elegance to the living area. The well appointed kitchen leads to a generous 55ft rear garden, which not only provides a tranquil outdoor space but also boasts rear access for added convenience. The first floor features a family bathroom and three well proportioned bedrooms, including the master and second bedroom, both equipped with built-in wardrobes, ensuring ample storage space.

Situated in Palmers Green, this property enjoys easy access to the A10 and A406, making commuting a breeze. Additionally, Palmers Green train station is just a short distance away, providing excellent transport links to central London and beyond.

This home is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well maintained property. Don't miss the chance to make this charming house your new home.



## Entrance Hallway

## Reception Room

12'6 x 12'6 (3.80 x 3.80)

This inviting reception room features a large bay window that floods the space with natural light. It is centred around an elegant wooden fireplace with decorative tiles, creating a cosy focal point. The room's neutral walls and patterned carpet provide a warm and comfortable atmosphere perfectly suited for relaxing or entertaining.

## Dining Room

14'5 x 10'10 (4.40 x 3.30)

The dining room offers a spacious area ideal for meals and gatherings. It features a door leading out to the garden, allowing easy flow between indoor and outdoor entertaining. The room is bright and welcoming, with ample space for a sizeable dining table and chairs.

## Kitchen

11'3 x 7'0 (3.43 x 2.13)

The kitchen is fitted with traditional wooden cabinetry and a light countertop, offering practical workspace. It includes essential appliances and features a window and back door that bring in natural light and provide access to the garden, making it a convenient and functional culinary space.

## First Floor Landing

## Bedroom One

12'4 x 11'6 (3.75 x 3.50)

The main bedroom is a generous double room characterised by a large bay window that fills the space with daylight. It benefits from built-in wardrobes on either side of the chimney breast and a decorative fireplace that adds charm and character to the room.

## Bedroom Two

12'6 x 8'2 (3.80 x 2.50)

Bedroom two is a bright double room featuring a large window and built-in wardrobes for storage. The room is comfortable and well sized, making it suitable for use as a guest or family bedroom.

## Bedroom Three

9'5 x 6'7 (2.87 x 2.01)

This bedroom is a smaller single room with a window that lets in natural light and offers a cosy space ideal for a child's bedroom, study, or home office.

## Bathroom

8'2 x 7'1 (2.50 x 2.17)

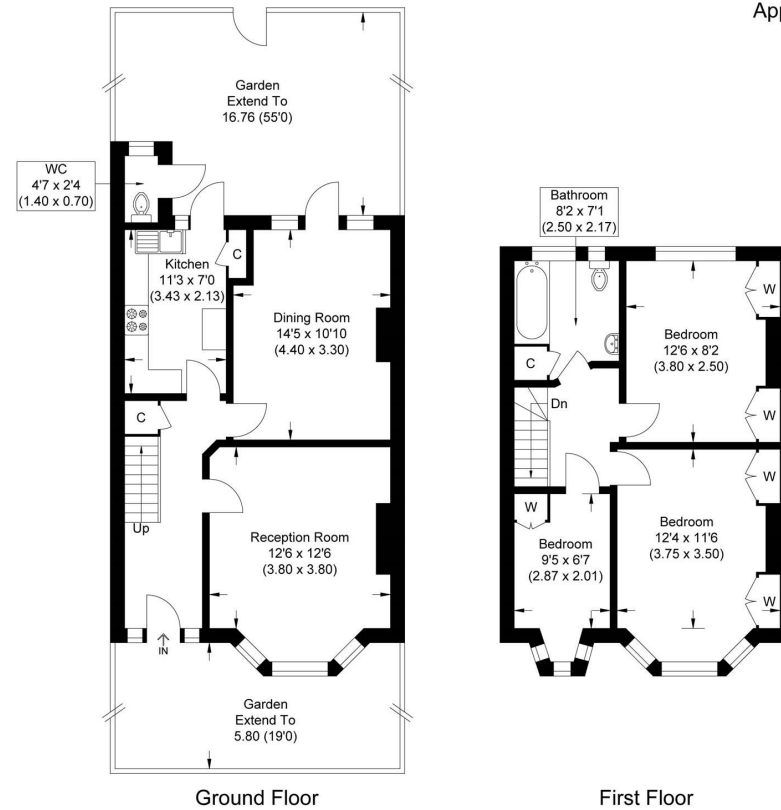
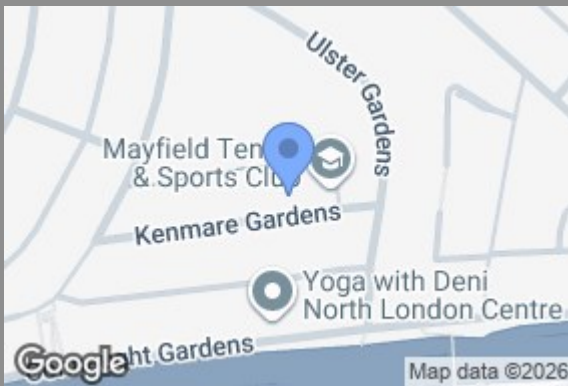
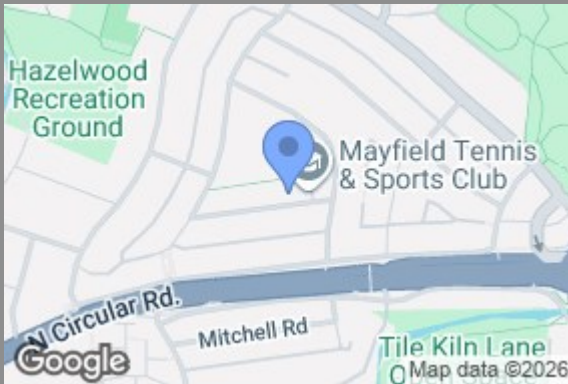
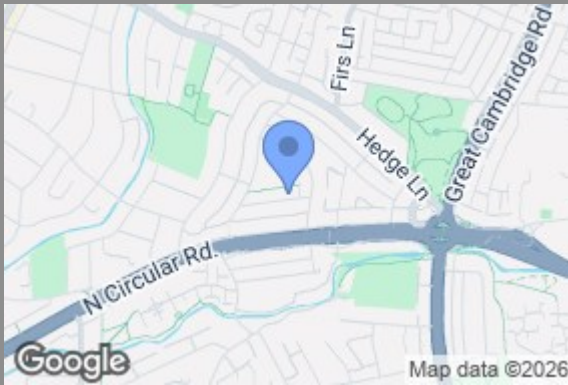
The bathroom is fitted with a classic suite comprising a pedestal sink, toilet, and bathtub with a shower attachment. Two windows provide good natural light and ventilation, and the walls and floor are tiled for easy maintenance.

## Garden

55'0 (16.76 m)

The rear garden extends to 55ft and offers a generous outdoor space primarily laid to grass, bordered by fencing and mature shrubbery. There is a patio area directly outside the back door, providing a pleasant spot for outdoor seating or dining, with a view overlooking nearby tennis courts and greenery.





Approximate Gross Internal Area  
93.91 sq m / 1010.83 sq ft

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **E** EPC Rating **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		81	71
	EU Directive 2002/91/EC		

69 Paul Street  
London  
EC2A 4NG  
020 7637 4000  
oliver.knipe@strettons.co.uk