



OFFERS OVER

£700,000

Caversham Avenue

Palmers Green, N13 4LL

PROPERTY SUMMARY

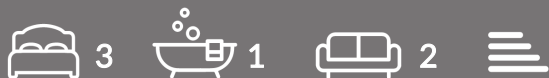
This generously sized family home is enviably located on a sought-after and peaceful residential road, offering bright and spacious accommodation throughout, along with excellent potential for further enhancement.

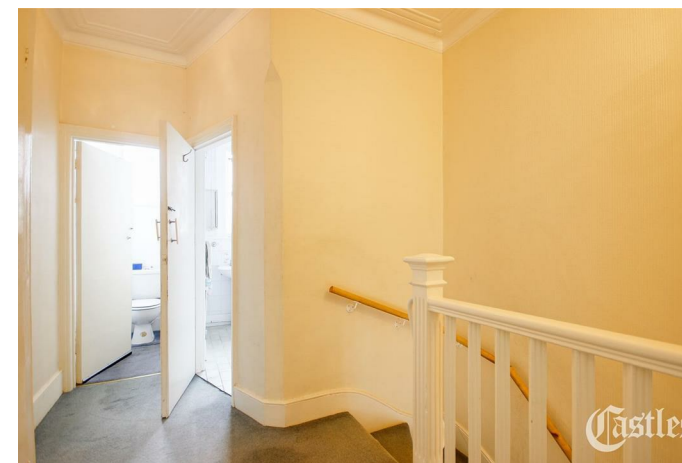
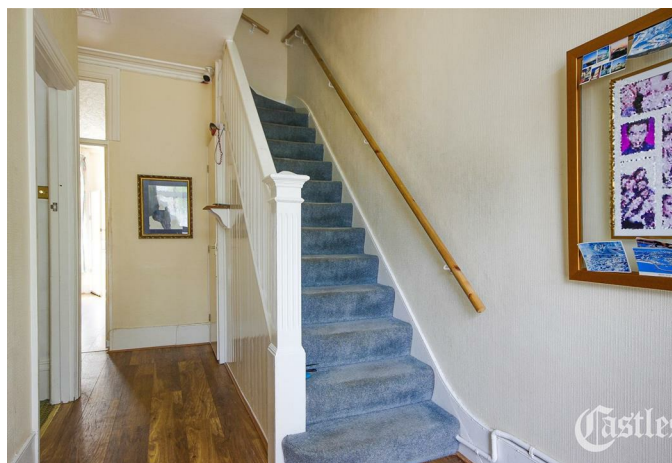
The property features an inviting entrance hall, a ground floor guest W.C., front and rear reception rooms—both providing access to an impressive size rear garden—alongside a separate dining room and kitchen.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which benefit from built-in wardrobes, and a family bathroom.

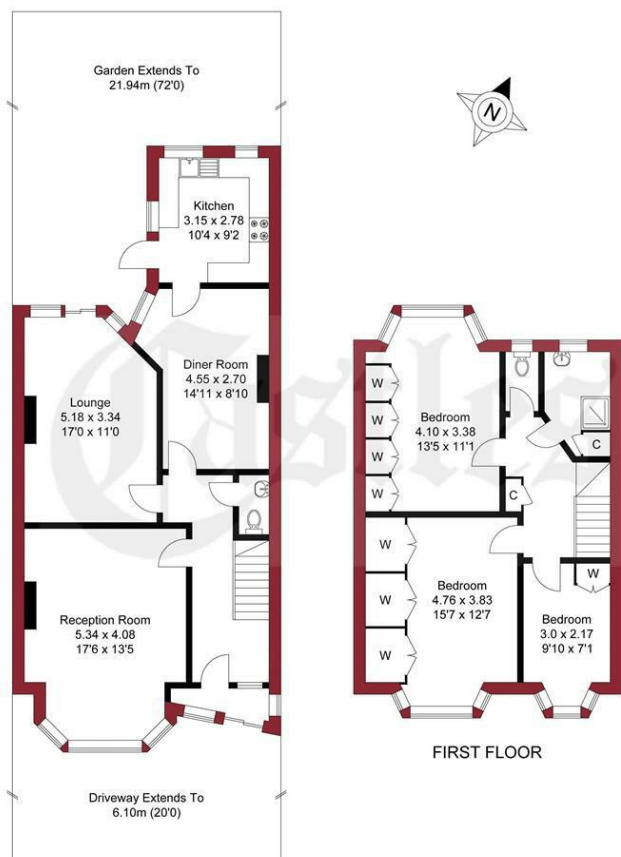
With scope for a loft extension (subject to the usual planning consents), this home presents an ideal opportunity for growing families or buyers looking to personalise and add value.

Superbly positioned in this sought-after location and within close proximity to Green lanes with its diverse range of retailers, restaurants, coffee shops and local schools. Palmers green station (Piccadilly Line) is only a short walk away. Southgate underground and bus station is a short ride away via the W9 bus route. The wonderful open green spaces of both Broomfield and Grovelands park are also nearby.





APPROXIMATE GROSS INTERNAL AREA
128.57 sqm / 1383.91 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

For a guide to the area
please scan this code for
more information



House - Terraced

Freehold

Council:

Council Tax Band: F

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(62-91)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			

EU Directive
2002/91/EC