

Broomfield Avenue, Palmers Green

Offers Over £900,000

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- Chain Free, Four Bedroom, Semi-Detached Property
- Off Street Parking and Integrated Garage
- 103Ft South Easterly Garden with Summerhouse and Outbuilding
- Period Features Throughout including Stained Glass Windows and Doors, High Ceilings, Cornicing, Ceiling Roses and Fireplaces
- Juiliet Balcony to Rear Bedroom
- Boarded Loft with Huge Potential (STPP)
- Moments from Palmers Green National Rail (Moorgate approx. 20 mins) convenient for Arnos Grove Underground (Piccadilly line) various bus routes along Green Lanes and ease of access to A406 North Circular Road
- Enjoys Close Proximity to Broomfield Park and an Abundance of Independent Cafes, Shops and Amenities along Aldermans Hill and Green Lanes
- In Catchment for St Monica's Catholic Primary School and St Anne's Catholic School for Girls (OUTSTANDING) and Laurel Park Secondary
- In Catchment for the incredibly sought after Dame Alice Owen's School

For more images of this property please visit havilands.co.uk

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Havilands are delighted to present for sale this CHAIN FREE, FOUR BEDROOM SEMI-DETACHED PROPERTY on Broomfield Avenue, N13. Offering an impressive 2,489 sq ft of living space the property benefits from off street parking, period features and 103ft South Easterly facing garden. The property itself is comprised of porch entrance, open plan reception room/ dining room, kitchen, downstairs w/c and integrated garage and storage on the ground floor. Up on the first floor there are four bedrooms, with built-in wardrobes to master bedroom, juilet balcony to rear bedroom and family bathroom with bath and separate shower. Plus stairs to boarded loft offering huge potential (STPP). Outside the South Easterly facing garden extend to over 100ft and features a summer house and out building. The property offers charming period features throughout including original stained glass windows and doors, high ceilings, cornicing, ceiling roses and fireplaces.
Ideally located on a highly sought after turning a stone's throw from Palmers Green National Rail (Moorgate approx. 20 mins) and convenient for Arnos Grove Underground (Piccadilly line) various bus routes along Green Lanes and ease of access to A406 North Circular Road. The property also enjoys close proximity to Broomfield Park and an abundance of independent cafes, shops and amenities along Aldermans Hill and Green Lanes. For families the property is in catchment for several sought after schools including St Monica's Catholic primary school and St Anne's Catholic School for Girls (OUTSTANDING) and Laurel Park Secondary and incredibly sought after Dame Alice Owen's School.
Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: F (2026/27 £3,275.52)
EPC: Currently 56C Potentially 71C

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Broomfield Avenue, N13

Approximate Gross Internal Area = 2489 sq ft / 231.2 sq m
(Including Outbuildings / Loft / Excluding Outside Store)

Loft = 615 sq ft / 57.0 sq m

Outbuildings = 326 sq ft / 30.3 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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