



Ulster Gardens, Palmers Green, London, N13

Available

£535,000 (Freehold)





Lovely three-bedroom mid-terrace house in a quiet residential location and is being sold chain free.

Found in the peaceful surroundings of Ulster Gardens, Palmers Green, this three-bedroom mid-terrace home offers an ideal combination of comfort, practicality, and convenience.

Perfectly suited to families and professionals alike, the property features a modern fitted kitchen and a bright, spacious through lounge, creating a welcoming setting for both everyday living and entertaining.

The accommodation is thoughtfully arranged, comprising three generously sized bedrooms that provide ample space for relaxation and privacy. A well-appointed family bathroom is conveniently positioned to serve the household with ease.

Externally, the property further benefits from a private driveway with space for two vehicles, rear access via a service road, and a garage, offering storage and parking solutions. Offered chain-free, this home presents a great chance for buyers seeking a straightforward move.

Situated within a quiet residential location, the property enjoys exceptional connectivity, with Palmers Green railway station just a ten-minute walk away, providing direct links into central London. Residents will also benefit from a wide selection of nearby amenities, including popular local eateries such as Ahra-ne Korean BBQ Restaurant and The Olive Cafe.

Combining modern living with superb transport links and local convenience, this attractive home is an excellent opportunity in one of Palmers Green's most desirable neighbourhoods.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Driveway

Block paved

Hallway

Hardwood door and window with opaque windows to front aspect, radiator, coving to ceiling, under stairs storage, stairs to first floor, doors to:

Through Lounge

Double glazed bay window to front aspect, x2 radiators, double glazed French doors to rear aspect, coving to ceiling

Kitchen

Double glazed door and window to rear aspect, matching range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, 4-ring gas hob with extractor hood over, electric oven, spotlights, integrated washing machine and dishwasher.

First Floor Landing

Loft access, doors to remaining rooms

Bedroom 1

Double glazed bay window to front aspect, radiator

Bedroom 2

Double glazed window to rear aspect, x2 built in wardrobes including wall mounted Vaillant ecoFIT pure boiler, radiator

Bedroom 3

Double glazed window to front aspect, radiator

Bathroom

Double glazed opaque window to rear aspect, low flush w/c, hand basin with mixer tap and storage under, P-shape bath with shower screen mixer tap and shower extension, heated towel rail, fully tiled, extractor fan.





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Garden

Patio area, mainly artificial lawn, shrub border, rear access via service road, outside tap, brick built storage shed/outside w/c, access to garage

Garage

Concrete garage with double doors onto service road.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to





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obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 999 sq ft - 93 sq m

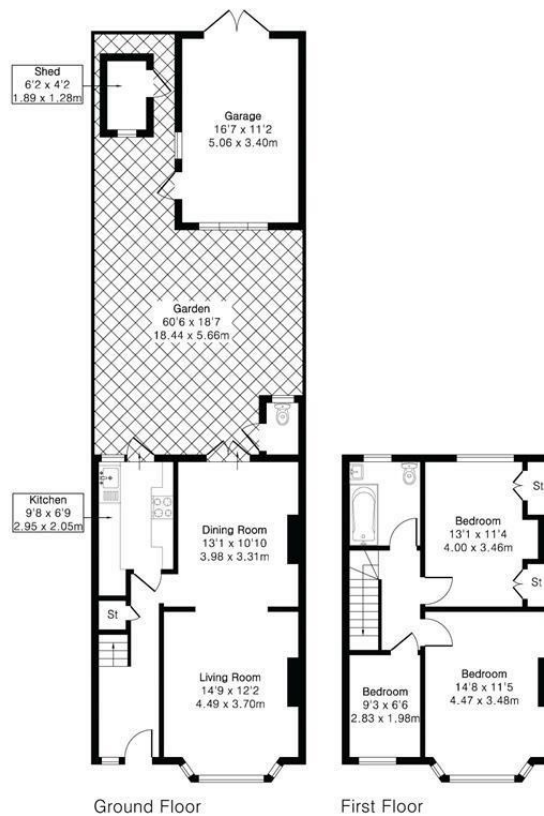
(Excluding Garage & Outbuilding)

Ground Floor Area 507 sq ft - 47 sq m

First Floor Area 492 sq ft - 46 sq m

Garage Area 185 sq ft - 17 sq m

Outbuilding Area 26 sq ft - 2 sq m



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.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E

