



Anthony Webb

Dorchester Avenue, Palmers Green, London, N13  
Chain Free £575,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Dorchester Avenue, Palmers Green, London, N13

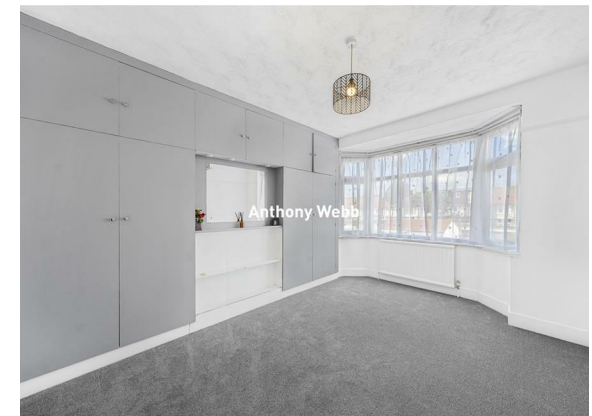
CHAIN FREE and newly decorated three bedroom 1930s built extended terrace house offering a spacious through lounge, a galley kitchen, guest cloak room, first floor bath/shower room, double glazing, double garage to rear and front and rear gardens.

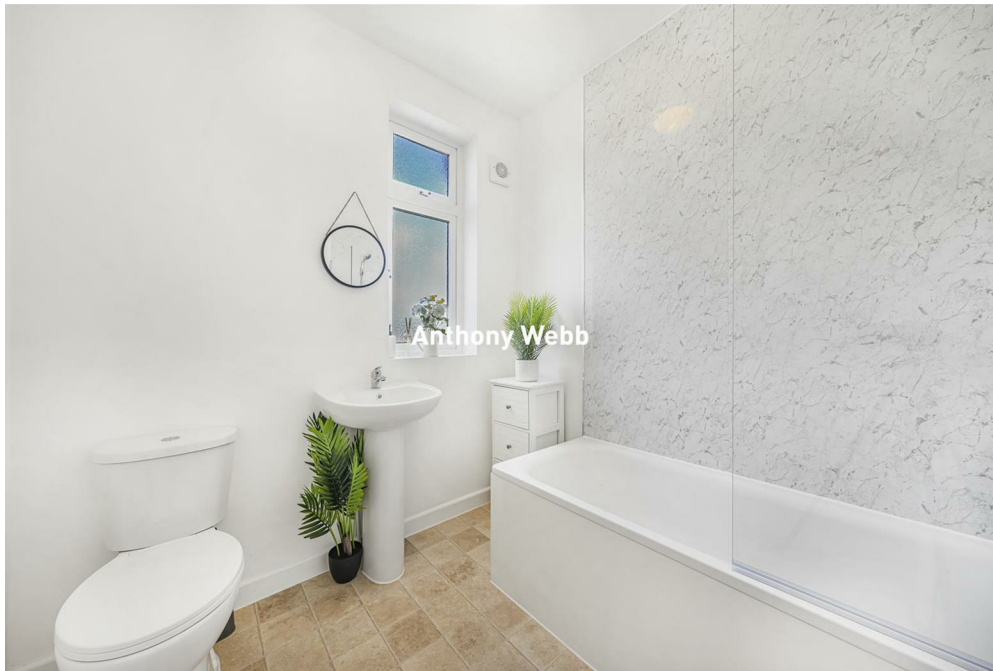
Dorchester Avenue is a popular residential turning located off Munster Gardens within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station and high road is also a short ride away via the W9 bus route on Hedge Lane.

Front garden • Hallway • Spacious through lounge with bay window • Extended dining room with skylights, door to guest cloak room and doors to garden • Fitted galley kitchen • First floor landing with access to loft space with potential to convert • Two double bedrooms with bay windows • Single bedroom • Fitted modern bathroom • New laminate floors/carpets • Double glazing • Gas central heating • Double garage via rear access • Private rear garden.

Enfield Council Tax Band E

- Three bedrooms
- 1930s terrace house
- Through Lounge
- Extended dining room
- Fitted galley kitchen
- First floor bathroom/ground floor cloak room
- Double glazing/gas central heating
- Front and rear gardens





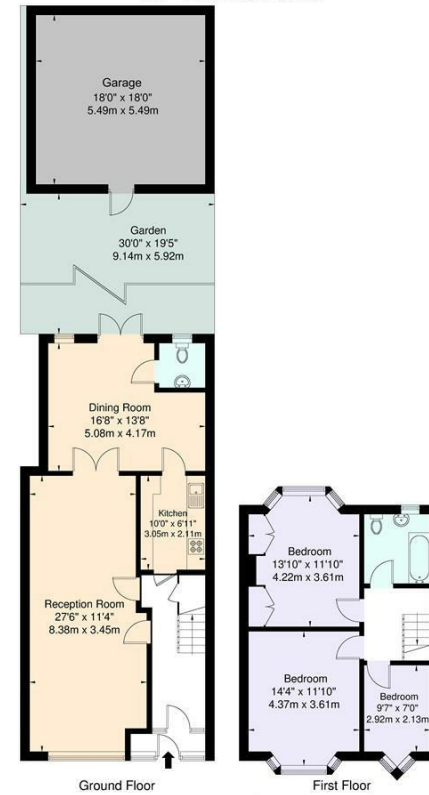
# Dorchester Avenue Palmers Green London N13 5DX

Tenure: Freehold  
Gross Internal Area: 1297.00 sq ft



| Energy Efficiency Rating  |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs                     |  |         |           |
| (92 plus) A   |  |         | 84        |
| (81-91) B   |  |         |           |
| (69-80) C   |  | 72      |           |
| (55-68) D   |  |         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |         |           |
| England & Wales EU Directive 2002/91/EC                         |  |         |           |

Dorchester Avenue N13 5DX  
Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft  
Outbuilding = 30.2 sq m / 325 sq ft  
Total = 150.7 sq m / 1622 sq ft



For Illustration Purposes Only - Not To Scale

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