



Farndale Avenue, Palmers Green, London, N13
£550,000 Freehold

Anthony Webb
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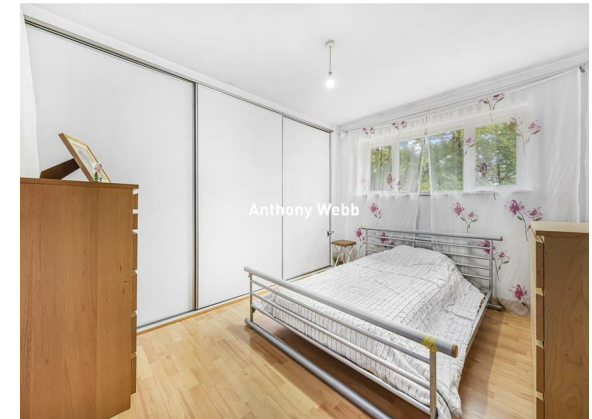
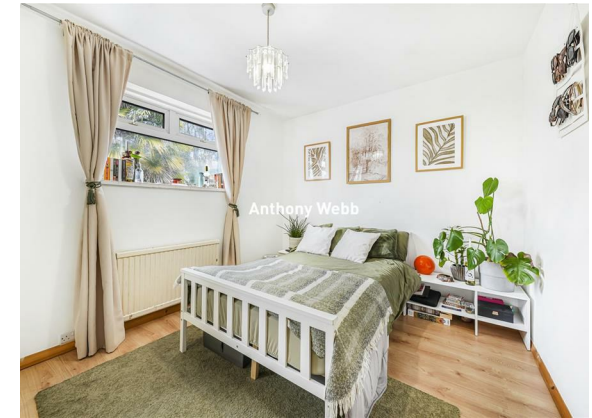
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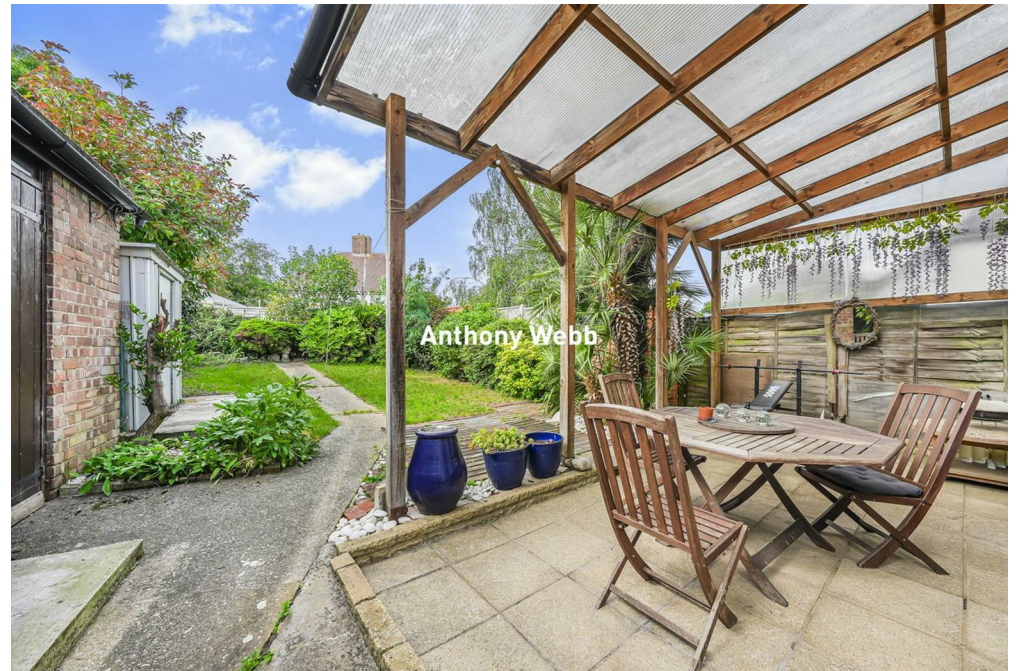
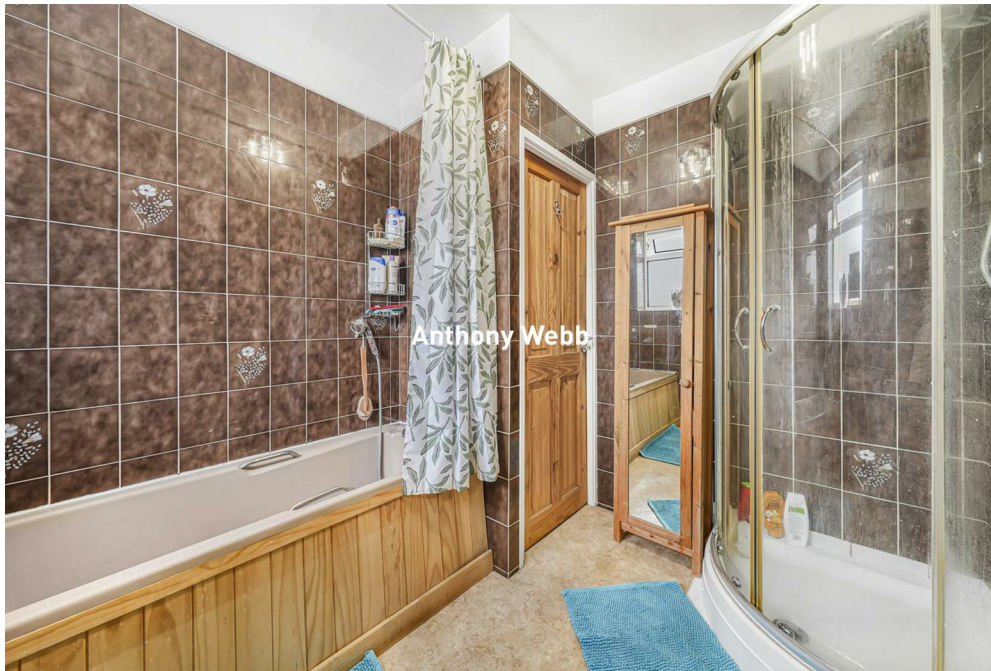
A three bedroom semi detached house located in a quiet tree lined residential turning offering a living room, open plan kitchen/diner, ground floor cloakroom, first floor bathroom, double glazing, energy efficient heat pump central heating system, off street parking and garden to rear with covered patio area.

Farndale Avenue is perfectly positioned between Ash Grove and Crawford Gardens, offering easy access to the shops, cafés, and restaurants of both Palmers Green and Winchmore Hill. Palmers Green and Winchmore Hill mainline stations provide direct services into Moorgate, while Southgate underground station (Piccadilly Line) and the green open spaces of Grovelands Park are easily accessible via the W6 bus route.

Enfield council tax band D

- Three bedrooms
- Semi-detached house
- Living room to front
- Open plan kitchen/diner to rear
- First floor bath/shower room+ground w.c
- Double glazing/Eco friendly heat pump
- Off street parking to front for several cars
- Rear garden





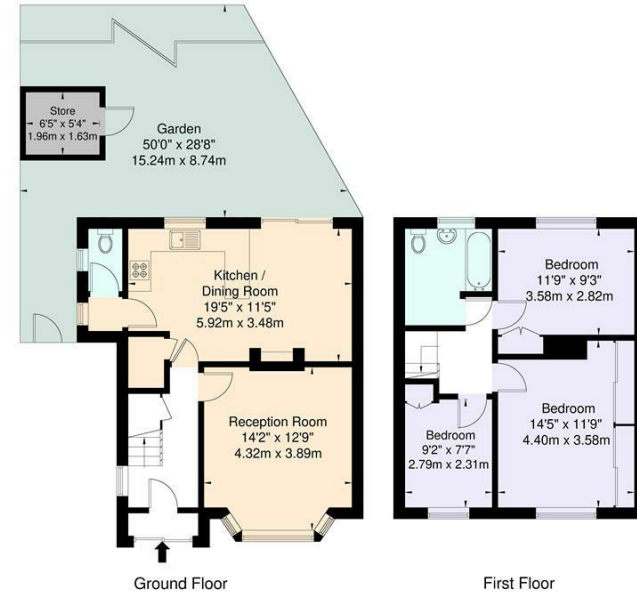
**Farndale Avenue
Palmers Green
London
N13 5AH**

Tenure: Freehold
Gross Internal Area: 1005.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Farndale Avenue, N13
Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft
Store = 3.2 sq m / 34 sq ft
Total = 96.6 sq m / 1039 sq ft



For Illustration Purposes Only - Not To Scale

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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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ESTATE AGENTS