



**78 Bourne Hill, London, N13 4LY**  
**Offers In The Region Of £1,100,000**

4-Bedroom Semi-Detached House for Sale – Bourne Hill, N13, Palmers Green

Offered to the market is this spacious 4-bedroom semi-detached house, ideally located on the sought-after Bourne Hill in Palmers Green, N13. The property offers generous living accommodation across two floors, featuring one family bathroom, a good-sized kitchen, and two reception areas.

In generally good condition, this home presents a great opportunity for families looking to move into a popular residential area, with potential to modernise or extend (subject to planning permission).

Conveniently positioned close to the open spaces of Broomfield Park, local shops, and excellent transport links including Palmers Green station (National Rail) and bus routes into Central London.

Key Features:

4 Bedrooms



## Floor Plan

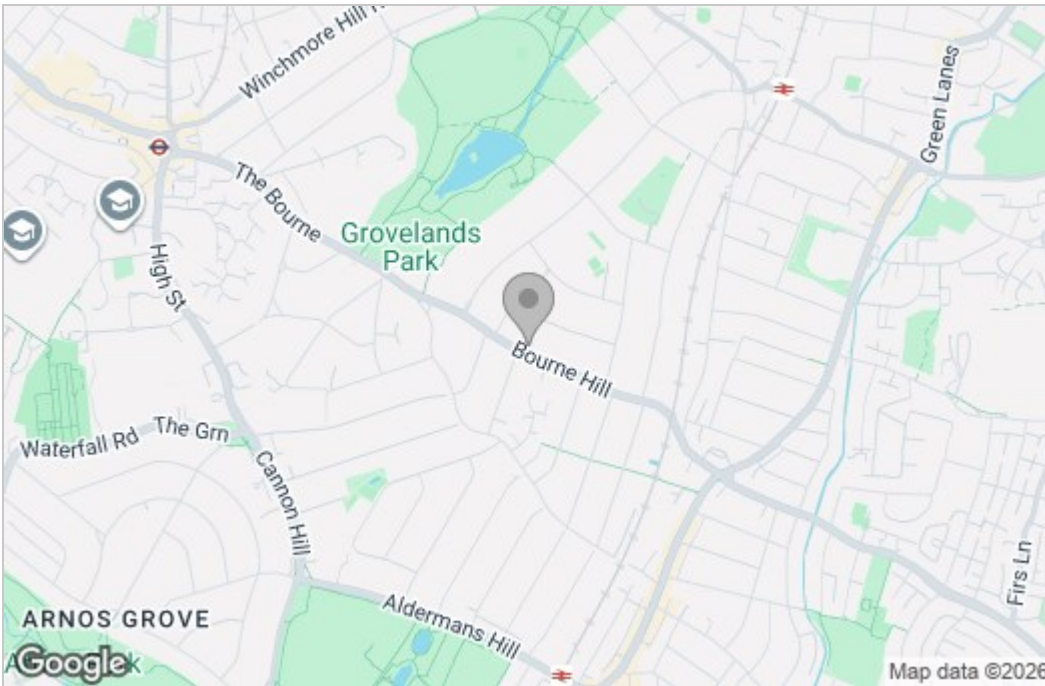


### Bourne Hill N13 4LY

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com



## Area Map



## Energy Efficiency Graph

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

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