



Lightcliffe Road, Palmers Green, London, N13  
£899,995 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Lightcliffe Road, Palmers Green, London, N13

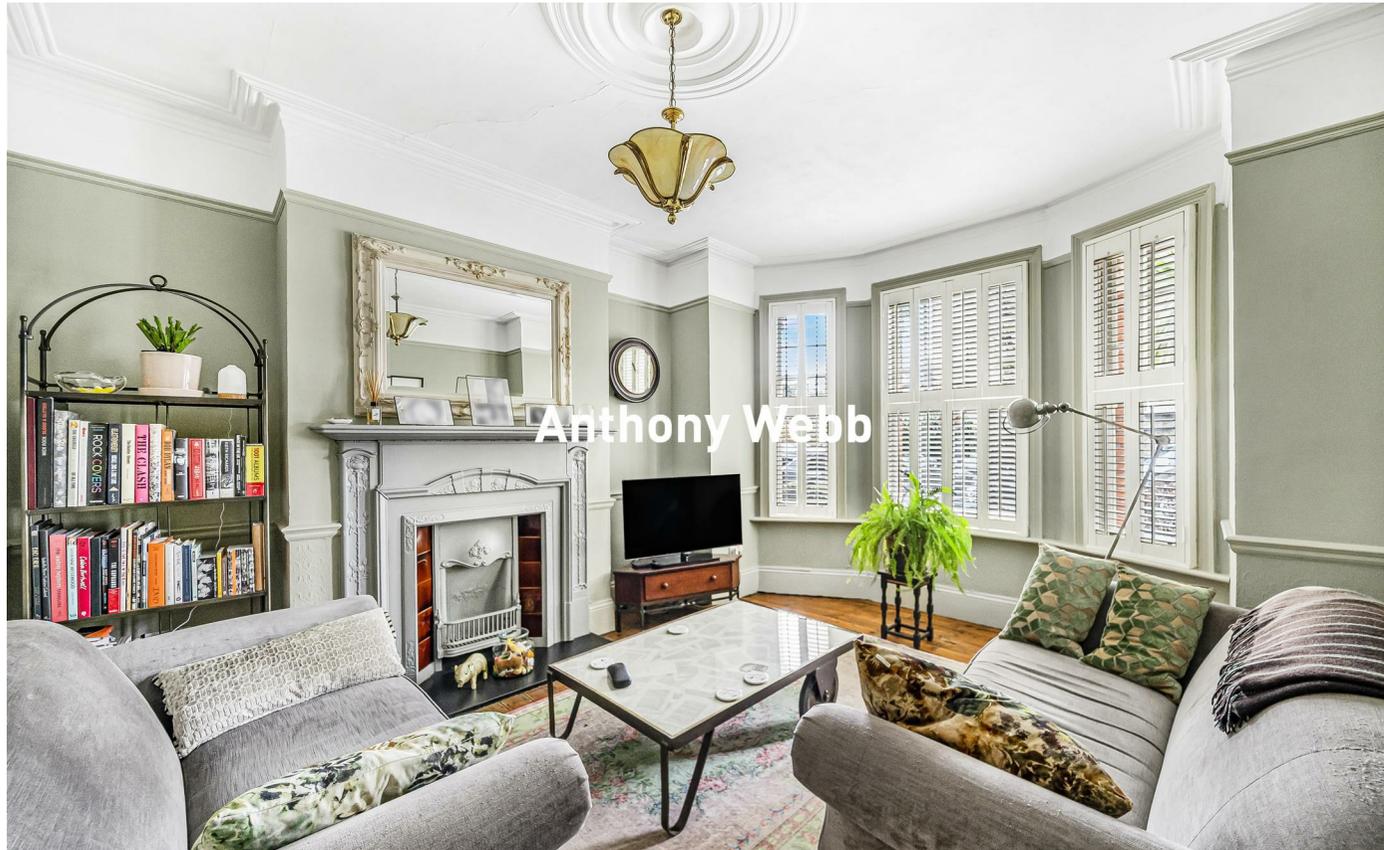
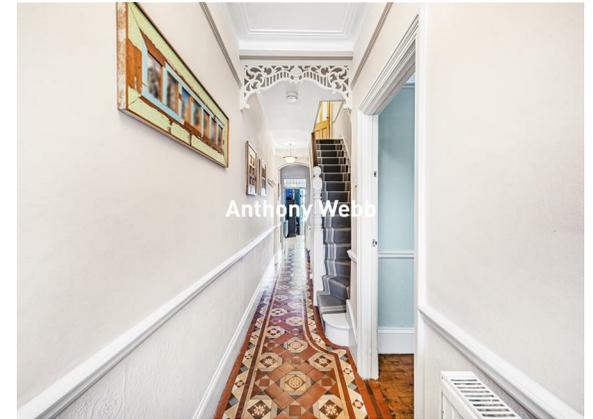
A stunning four double bedroom Edwardian terrace house which seamlessly blends a wealth of original period features with functional contemporary living. The property offers an impressive 1,794 square feet of well appointed living space over three bright and airy floors.

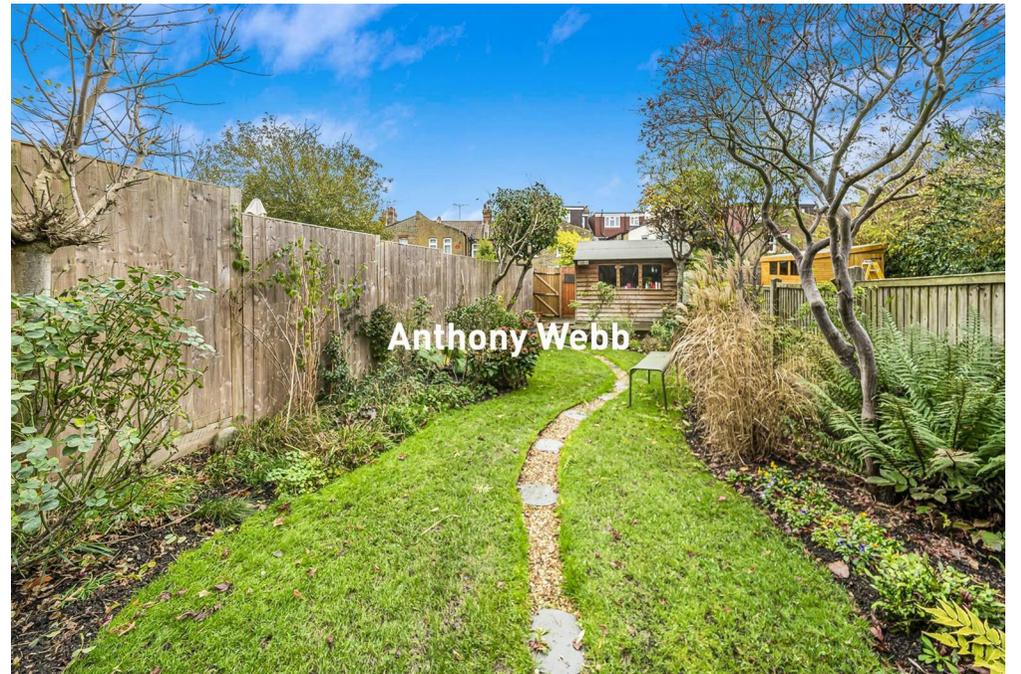
Located off Hazelwood Lane in the sought-after area of Palmers Green, residents will benefit from a vibrant community with excellent local amenities, including shops, restaurants, Broomfield Park, and popular schools including Hazelwood Primary and nursery. The property is also well-connected to public transport, making it easy to commute to central London and beyond via Palmers Green mainline station and various bus routes.

Front garden with tiled path • Hallway with original tessellated tiled floor and ceiling features • Front reception with original ceiling details, feature fireplace and bespoke shutters to bay window • Modern fitted "British Standard" kitchen with door to side return • Rear reception with feature fireplace and French doors to garden • Modern first floor family bathroom • Three double bedrooms with feature fireplaces • The converted loft space offers a spacious main bedroom with ensuite contemporary bath/shower room and eaves storage space • Gas central heating • East facing rear garden with heated outside w.c and shed with power and light.

Enfield Council tax band E

- Four double bedrooms
- Edwardian terrace house
- Two receptions
- Modern fitted kitchen
- Two modern bath/shower rooms
- Many original period features
- Close to shops and station
- Well maintained front and rear gardens





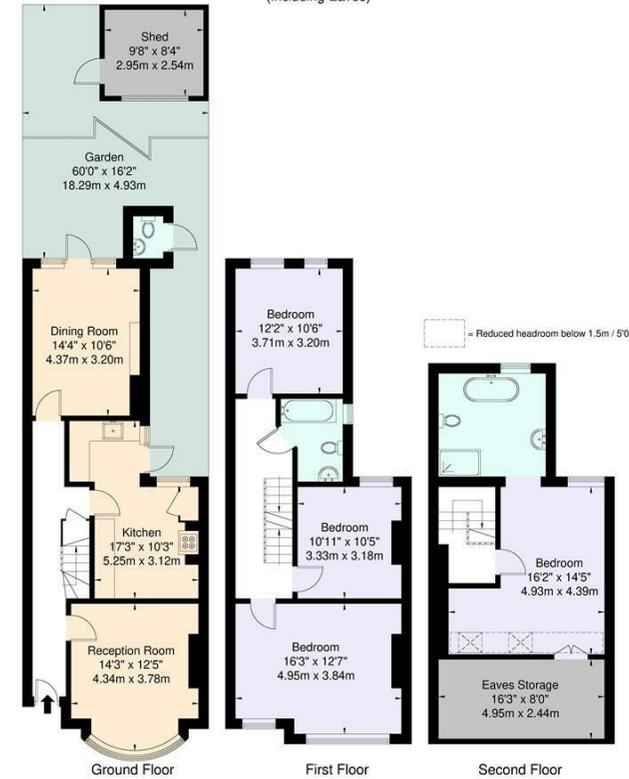
# Lightcliffe Road Palmers Green London N13 5PW

Tenure: Freehold  
Gross Internal Area: 1794.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(59-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

Lightcliffe Road, N13 5PW  
Approximate Gross Internal Area = 159.3 sq m / 1714 sq ft  
Shed = 7.5 sq m / 80 sq ft  
Total = 166.8 sq m / 1794 sq ft  
(Including Eaves)



For Illustration Purposes Only - Not To Scale

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