



## CROTHALL CLOSE, PALMERS GREEN, N13

WE ARE PLEASED TO OFFER FOR SALE THIS LOVELY 4 BEDROOM, 2 BATHROOM SEMI-DETACHED PROPERTY WITH ATTACHED GARAGE & OWN DRIVE, SITUATED AT THE END OF A QUIET CUL DE SAC OFF FOX LANE.

The Current Vendors are Rather House-Proud and This Property Offers a Comfortable Home at a Reasonable Price. To the Ground Floor there are 2 Reception Rooms, Fitted Kitchen & Utility Room, as well as a Downstairs Cloakroom and a Spacious Garage that Could Easily be Converted - STPP. There is also Scope to Extend on the Ground Floor - STPP.

The Property is in a Popular Part of Palmers Green, Not Far from Southgate & Winchmore Hill and is Close to Transport Links Including Palmers Green BR Station. Also Accessible to Both Broomfield Park & Grovelands Park, Whilst Shopping Facilities in Southgate & Palmers Green are Within Reach.  
An Internal Viewing is Certainly Highly Recommended.



### ACCOMMODATION

- \* ENTRANCE HALL \* SPACIOUS FRONT RECEPTION ROOM \* 2ND RECEPTION ROOM \* FITTED KITCHEN \* UTILITY ROOM \* DOWNSTAIRS CLOAKROOM \* 4 BEDROOMS - ALL WITH FITTED WARDROBES/STORAGE \* EN SUITE SHOWER ROOM TO MAIN BEDROOM \* FAMILY BATHROOM \*
- WELL MAINTAINED REAR GARDEN THAT IS NOT OVERLOOKED \* BEAUTIFULLY-KEPT FRONT GARDEN \* PAVED OFF STREET PARKING TO FRONT \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £725,000 FREEHOLD**

**ENTRANCE HALL:**

**Double Glazed Georgian Fanlight Door, Door to Downstairs Cloakroom, Reception Rooms and Stairs to First Floor.  
Radiator.**

**FRONT RECEPTION AREA 19'11" x 13'5" (6.07m x 4.09m)**

**Double Glazed Square Bay Window to Front, Adam Style Fireplace, Radiator.**



**FRONT RECEPTION AREA (pic 2)**



**REAR RECEPTION ROOM 11'3 x 8'7 (3.43m x 2.62m)**

**Approached Via Wide Opening from Front Reception Room, Radiator, Double Glazed French Doors to Paved Patio Area & Garden. Door to:**



**FITTED KITCHEN 11'4 x 8' (3.45m x 2.44m)**

**Well Fitted on 3 Sides, with Floor & Wall Units, Single Drainer Sink with Mixer Taps, Neff Gas Hob, Extractor Above, Neff Eye Level Double Oven, Integrated Fridge/Freezer. Double Glazed Window Overlooking Rear Garden.**



**UTILITY ROOM 8'11 x 7'2 (2.72m x 2.18m)**

**A Useful Area with Floor & Wall Units, Door to Attached Garage & to the Paved Patio Area and Garden.**



**BEDROOM 1 13'1 x 10'5 (3.99m x 3.18m)**

**Fitted Wardrobes with Double Bed Recess, Double Glazed Window to Front, Radiator. Door to:**



**EN SUITE SHOWER ROOM**

**BEDROOM 2 10'5 x 8'7 (3.18m x 2.62m)**  
**Fitted Wardrobes with Double Bed Recess, Double Glazed Window to Rear, Radiator.**



**BEDROOM 3 10' x 6'3 (3.05m x 1.91m)**  
**Double Glazed Window to Front, Radiator, Fitted Cupboard.**

**BEDROOM 4 8'8 x 6'2 (2.64m x 1.88m)**  
**Double Glazed Window to Rear, Fitted Wardrobes, Radiator.**

**FAMILY BATHROOM**  
**Fully Tiled with Modern White Suite.**



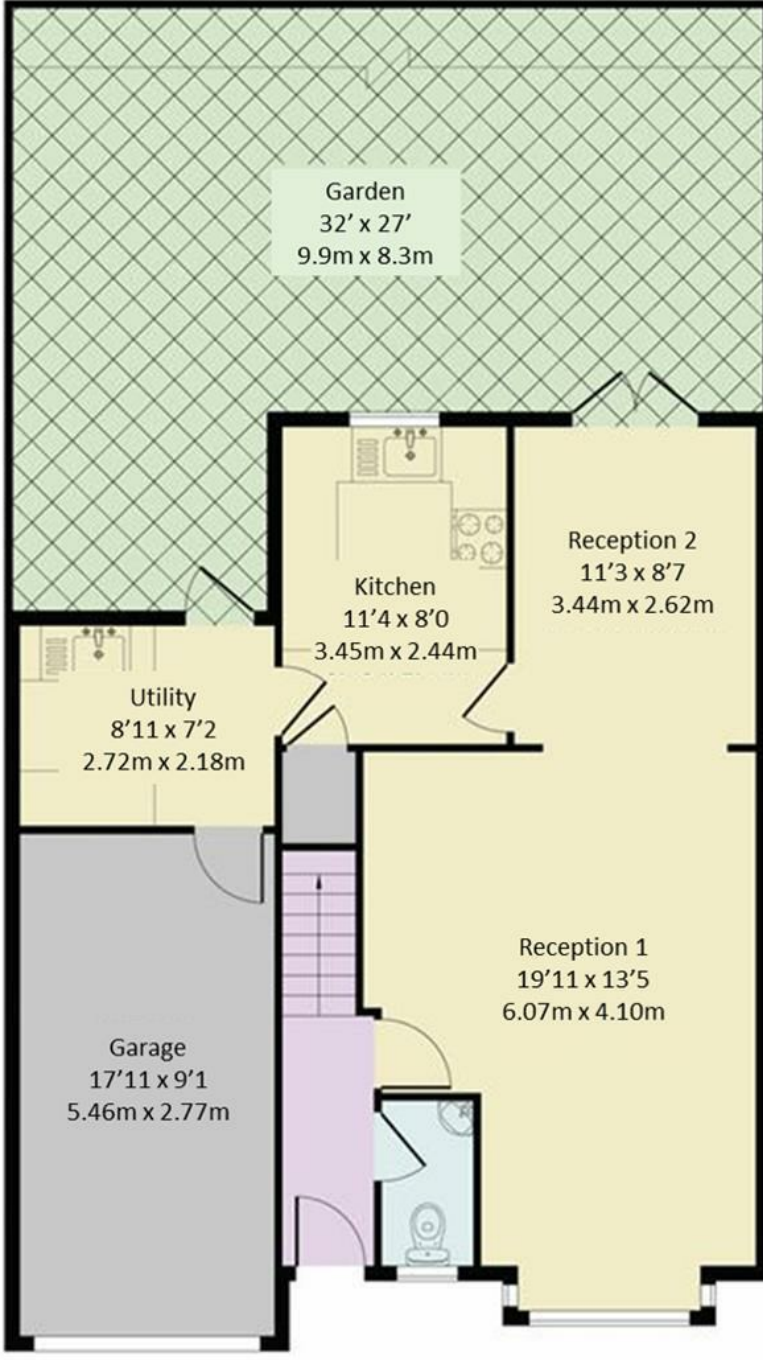
**REAR GARDEN**  
**Beautifully Kept, Mainly Laid to Lawn, Mature Shrubs & Plants, Large Paved Patio Area.**



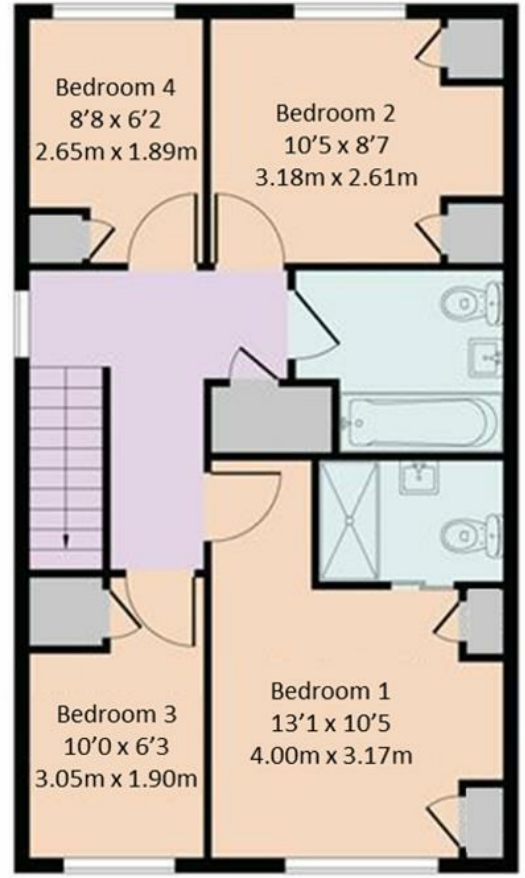
**REAR ELEVATION OF PROPERTY**



**ATTACHED GARAGE WITH OWN DRIVE 17'11 x 9'1 (5.46m x 2.77m)  
Can also be Accessed from the Inside of the Property.**



**Crothall Close, Palmers Green, N13**  
 Approximate Area: 1257sqft (117sqm)  
 Measurements are approximate and are for illustrative purposes only.



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>81</b>
	<b>65</b>
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.