



Connaught Gardens, Palmers Green, London, N13  
Chain Free £625,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Connaught Gardens, Palmers Green, London, N13

A chain free and well presented 1930s built three bedroom end of terrace house located in a popular residential turning off Hazelwood Lane.

The property is ideally located for Palmers Greens shops, restaurants and mainline station into Moorgate. Bounds Green and Wood Green tube stations are also within easy reach via bus. The A10 and A406 provide excellent road links into London and beyond.

The accommodation consists of a good size hallway, a bright and spacious 30ft through lounge, a modern fitted kitchen, modern shower room, two double bedrooms, one good size single bedroom and loft space with potential to convert. Further benefits include double glazing, gas central heating, external utility room with a w.c and plumbing for washing machine, garage to rear, paved parking to front and rear garden. The property is also within a few minutes walk of the Hazelwood recreation ground, the New River and the ever popular Hazelwood primary school.

Enfield council tax band E

- Three bedrooms
- 1930s built end of terrace house
- Through Lounge
- Fitted kitchen
- Modern shower room
- Double glazing/gas central heating
- Off street parking/garage to rear
- Rear garden





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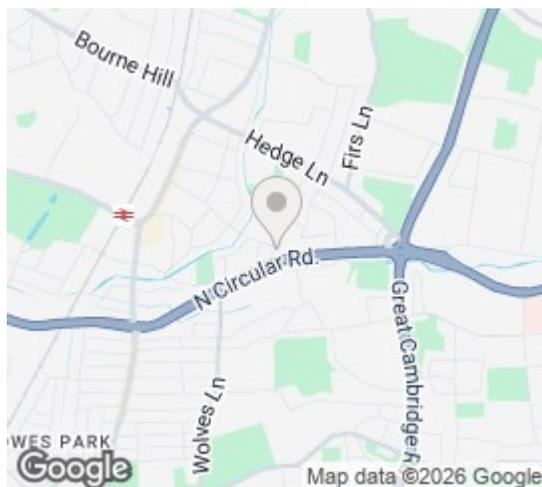
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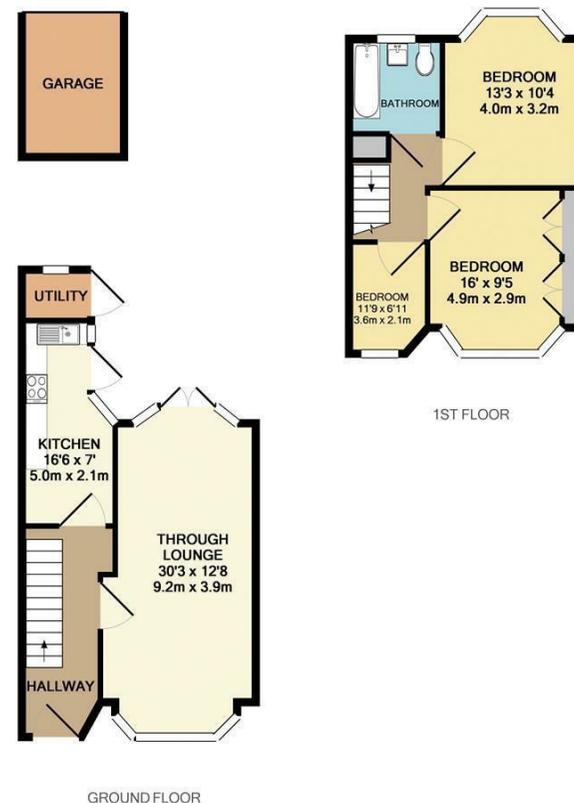
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**Connaught Gardens  
Palmers Green  
London  
N13 5BP**

Tenure: Freehold  
Gross Internal Area: 1076.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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