



£650,000

TENURE : FREEHOLD

Lightcliffe Road, Palmers Green N13

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

CHAIN FREE

SCOPE TO EXTEND (STPP)

BEAUTIFUL WEST FACING GARDEN

FREEHOLD

CLOSE TO SCHOOLS AND TRANSPORT LINKS

END OF TERRACE

Gracechurch Property Services
13 Empire Parade, Edmonton, London, N18 1AA
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Website: <http://gracechurch-property.co.uk> &
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Positioned along the ever-popular Lightcliffe Road in the heart of Palmers Green, this three-bedroom family home offers generous proportions, classic character features and exciting scope for further enhancement (STPP). Extending to approximately 1,028 sqft, the house enjoys a bright and spacious feel throughout, with a layout perfectly suited to modern family living.

The property opens into a welcoming hallway with original-style detailing and a sense of width rarely found in similar homes. To the front, the principal reception room is bathed in natural light from a large double-glazed bay window, creating an elegant yet comfortable living space. To the rear, a second reception room provides excellent versatility, ideal as a formal dining room, family room or entertaining space, with views across the garden.

The kitchen is fitted with a range of wall and base units and enjoys a pleasant outlook over the rear garden, with a door leading directly outside, offering clear potential for extension to the rear to create a larger kitchen/diner or full-width family space, subject to the usual planning permissions. The flow between the two reception rooms and kitchen lends itself beautifully to reconfiguration for those seeking contemporary open-plan living.

Upstairs, a spacious landing leads to two generous double bedrooms and a well-proportioned third bedroom. The principal bedroom enjoys a wide bay window and ample space for wardrobes and additional furnishings. The second double bedroom overlooks the rear garden, while the third bedroom offers flexibility as a nursery, home office or guest room. A family bathroom completes the first floor, with additional potential for modernisation. The loft space presents further opportunity for conversion (STPP), as seen in many neighbouring homes.

Externally, the property benefits from a neatly paved front garden and an attractive, private west-facing rear garden with patio and lawn, ideal for summer entertaining and family use. The garden offers excellent depth and privacy, with established planting and a pleasant open aspect.

Lightcliffe Road is a highly sought-after residential turning, well placed for the excellent amenities of Palmers Green. The vibrant high street offers a wide selection of independent shops, cafés and restaurants, while Palmers Green mainline station provides direct links to Moorgate and the City. Numerous bus routes connect to Southgate Underground Station (Piccadilly Line), and the green open spaces of Hazelwood Recreation Ground and Broomfield Park are within easy reach. The property also falls within the catchment of several well-regarded local schools, including Hazelwood Primary and St Monica's Primary.

Finer Details...

Vendor's position: Chain Free

Tenure: Freehold

Parking Arrangements: On-street parking (no permit)

Council Tax Band: E (£2,644 p/yr)

Local Authority: Enfield

Utilities

Water: Mains water connected to the property.

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property.

Heating: Mains gas central heating

Windows: Double glazing

Mobile coverage: 4G & 5G available (Ofcom)

Broadband (estimated download speeds): Ultrafast 1800 Mbps (Ofcom)

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	85
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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