Homelink
LETTINGS & ESTATES
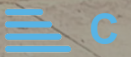
Princes Avenue, Palmers Green, N13

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Princes Avenue, Palmers Green, N13

Description

CHAIN FREE Homelink are pleased to offer for sale this larger than average 1930's mid-terraced 3 double bedrooms and 3 en-suites.

Measuring over 1,200 sq ft, the property comprises on the ground floor of a through lounge, extended kitchen/diner and breakfast room and guest WC. On the first floor there are 2 double bedrooms, one with en-suite bathroom suite, the other with an en-suite shower room. On the top floor, there is the master bedroom benefitting from dual aspect windows and a modern en-suite tiled shower room. Externally, there a rear garden which has artificial grass and decking with lights.

Being positioned within close proximity to the both GOOD and OUTSTANDING rated schools by Ofsted, this would make a great family home for both first time buyers as well as those looking to upsize and having extra space. There's a short stroll to local shops and bus routes. The property has been well maintained by the current owners.
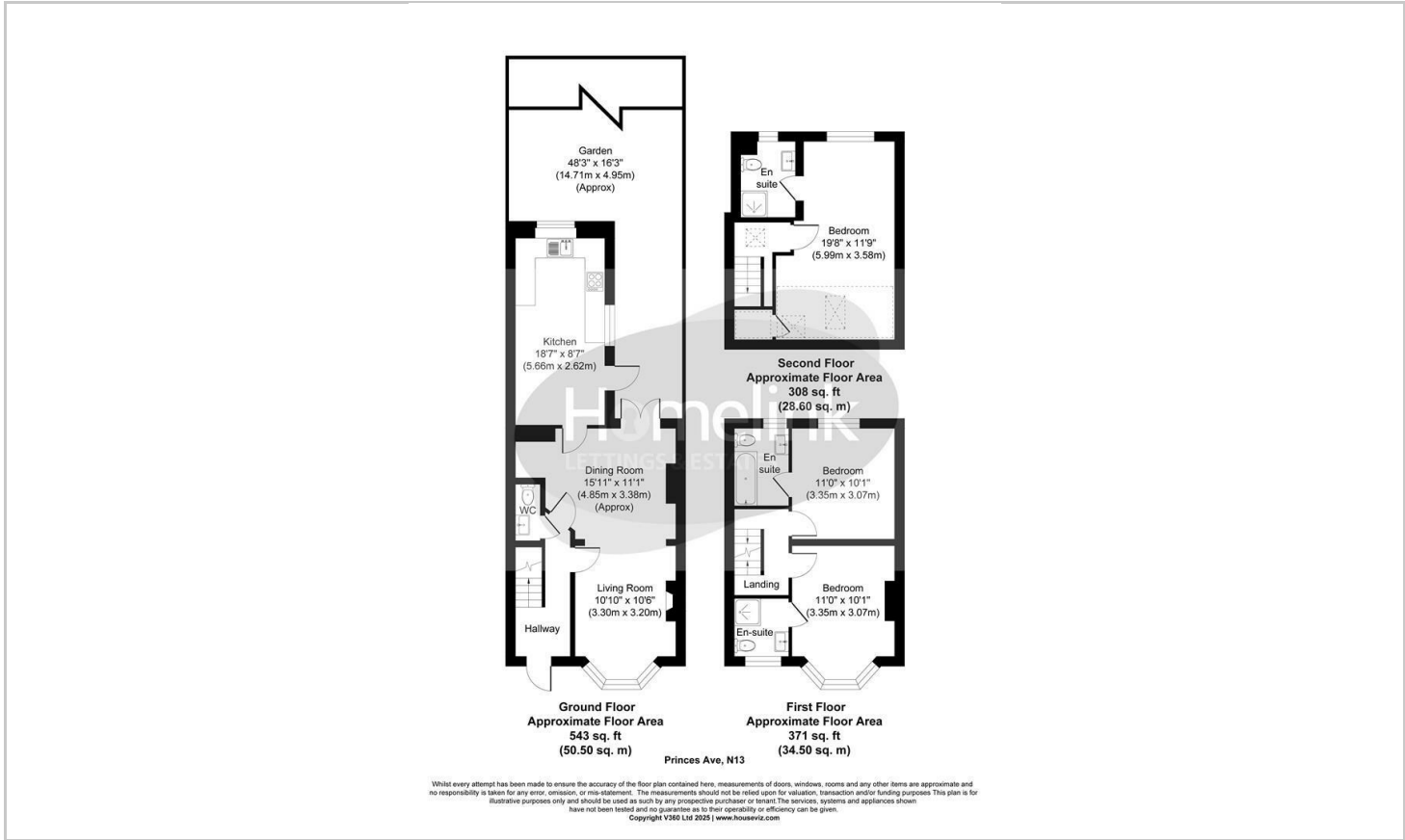
Tenure: FREEHOLD
Council: ENFIELD
Tax Band: D

- MID-TERRACED HOUSE
- 3 DOUBLE BEDROOMS
- 3 EN-SUITES + GUEST WC
- EAT-IN BREAKFAST KITCHEN
- IDEAL FOR GROWING FAMILY
- LOW MAINTENANCE GARDEN
- GREAT ROAD/BUS LINKS
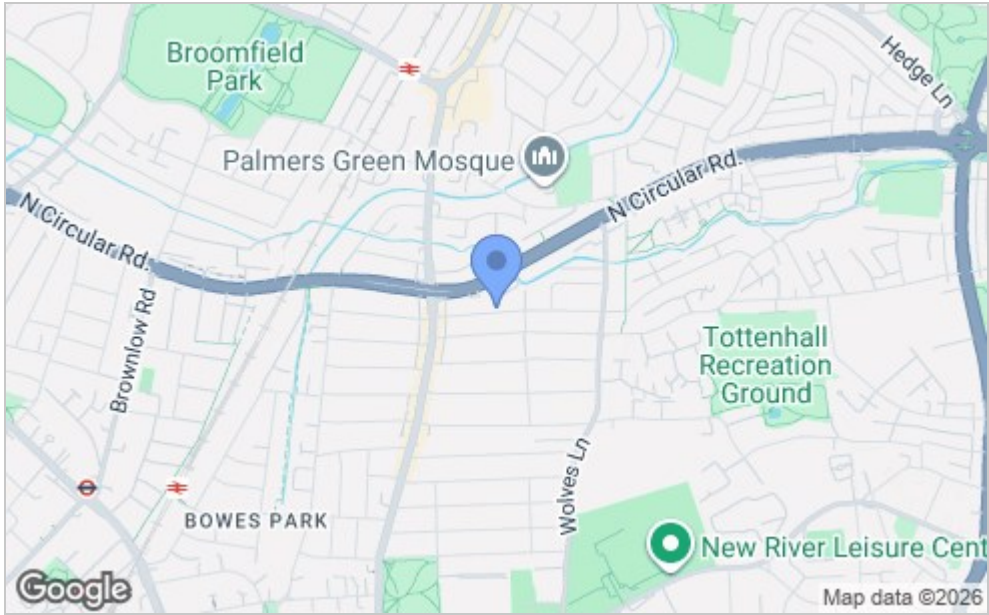- CLOSE TO SHOPPING
- FREEHOLD
- CHAIN FREE

Floor Plan

Garden
48'3" x 16'3"
(14.71m x 4.95m)
(Approx)

Kitchen
18'7" x 8'7"
(5.66m x 2.62m)

En suite

Bedroom
19'8" x 11'9"
(5.99m x 3.58m)

Second Floor
Approximate Floor Area
308 sq. ft
(28.60 sq. m)

Dining Room
15'11" x 11'1"
(4.85m x 3.38m)
(Approx)

WC

En suite

Bedroom
11'0" x 10'1"
(3.35m x 3.07m)

Living Room
10'10" x 10'6"
(3.30m x 3.20m)

Hallway

Landing

Bedroom
11'0" x 10'1"
(3.35m x 3.07m)

En-suite

Ground Floor
Approximate Floor Area
543 sq. ft
(50.50 sq. m)

First Floor
Approximate Floor Area
371 sq. ft
(34.50 sq. m)

Princes Ave, N13

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

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