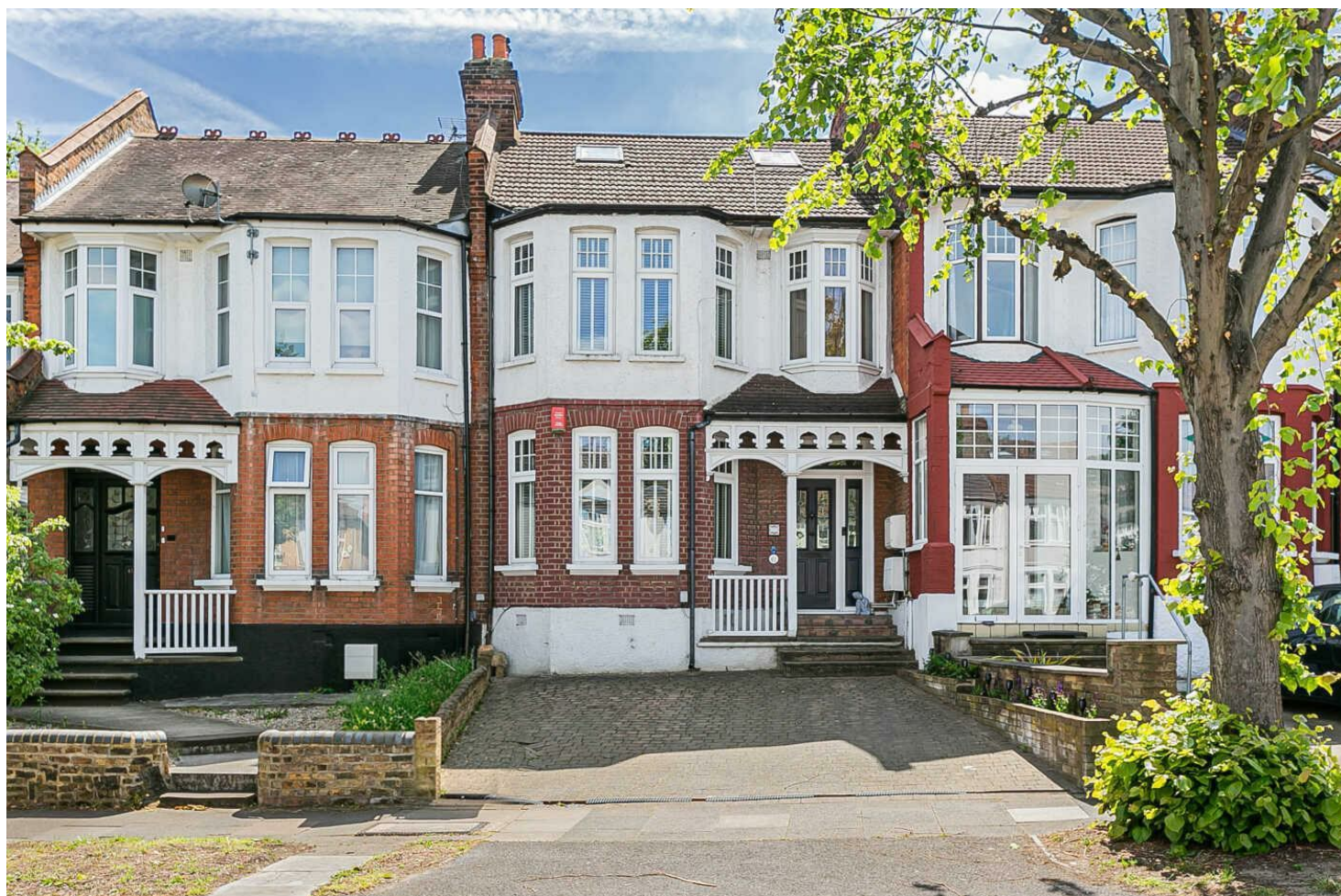




BOURNE HILL, PALMERS GREEN, N13

Michael Wright are pleased to offer for sale this charming extended Edwardian terraced house with plenty of its original character and period features. On the ground floor you are welcomed into the bright entrance hall by the beautiful tessellated flooring. The 16ft front reception with its corniced ceiling, varnished floorboards, high skirtings & open fireplace flows through the double-doors into the rear reception which is open-plan to the extended Kitchen/Diner which has been well-fitted with a white handleless kitchen adorned with Oak worktops. Upstairs, there are 3 bedrooms, a family bathroom and an additional room under the eaves in the loft. To the rear there is a 45ft South-facing garden and 19ft Summer house (currently used as a treatment room), whilst at the front there is off-street parking for 2 cars.

The property is well located with Palmers Green British Rail and the shops & cafes of Aldermans Hill just a short walk away. Southgate & Winchmore Hill stations are nearby too. Grovelands Park is also a 10 minute walk away. It is also within close proximity of several excellent Primary & Secondary schools.



ACCOMMODATION

* CHARMING & FULL OF CHARACTER * BRIGHT ENTRANCE HALL * 16FT FRONT RECEPTION * 23FT EXTENDED & WELL FITTED KITCHEN/DINING FAMILY ROOM * DOWNSTAIRS WC * 3 BEDROOMS AND LARGE LOFT ROOM * SOUTH-FACING REAR GARDEN * SUMMERHOUSE - IDEAL AS HOME OFFICE / TREATMENT ROOM * OFF STREET PARKING FOR 2 CARS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £830,000 FREEHOLD

ENTRANCE HALL

A bright & welcoming entrance hall with beautiful tessellated tiled flooring, access to the open plan kitchen/dining/family, the downstairs WC & wooden stairs leading to the first floor. Cornicing to the ceiling & high skirting boards.



FRONT RECEPTION 16'2 x 13'6 (4.93m x 4.11m)

Double glazed large bay window to the front, with radiator beneath. original sanded & varnished floorboards, cast iron log burner, Edwardian corniced ceiling, high skirting boards & pendant lighting.



FRONT RECEPTION (pic 2)



KITCHEN / DINING / FAMILY ROOM

Double glazed doors & window to the rear with additional skylight above the dining area letting in lots of natural light. Sanded & varnished original floorboards, hatch from the family area to the kitchen & cornicing to the ceiling & high skirting boards.



FAMILY AREA



DINING AREA



KITCHEN AREA

Double glazed window to the rear, original floorboards, wooden worktops, tiled splashback. Ceramic butler's sink, hob with chimney hood above, eye level oven with warming drawer beneath. Well fitted wall & base units offering ample storage.



KITCHEN AREA (pic 2)



DOWNSTAIRS WC



FIRST FLOOR LANDING

Painted original floorboards. Access to the three bedrooms, the bathroom & a door leading to the loft room.



BEDROOM 1 16'6 x 12'4 (5.03m x 3.76m)

Double glazed large bay window to the front with radiator beneath. Sanded & varnished original floorboards, high skirting board, picture rails & cornicing to the ceiling. Feature fireplace with tiled surround & hearth.



BEDROOM 1 (pic 2)



BEDROOM 2 14'0 x 11'7 (4.27m x 3.53m)

Double glazed bay window to the front with storage seating beneath. Carpeted, with picture rails, feature fireplace & cornicing to the ceiling.



BEDROOM 3 10'3 x 7'8 (3.12m x 2.34m)

Double glazed window to the front. Picture rails & cornicing to the ceiling.



BATHROOM 8'4 x 8'1 (2.54m x 2.46m)

Double glazed frosted window to the rear. Fully tiled with wall hung WC with concealed cistern and chrome flush plate. Pedestal wash hand basin, bath with shower head & glass shower screen.



LOFT ROOM 18'10 x 12'0 (5.74m x 3.66m)

Double glazed Velux windows to the front & the rear. Carpeted, with spotlights to the ceiling & eaves storage. Fitted wardrobes.



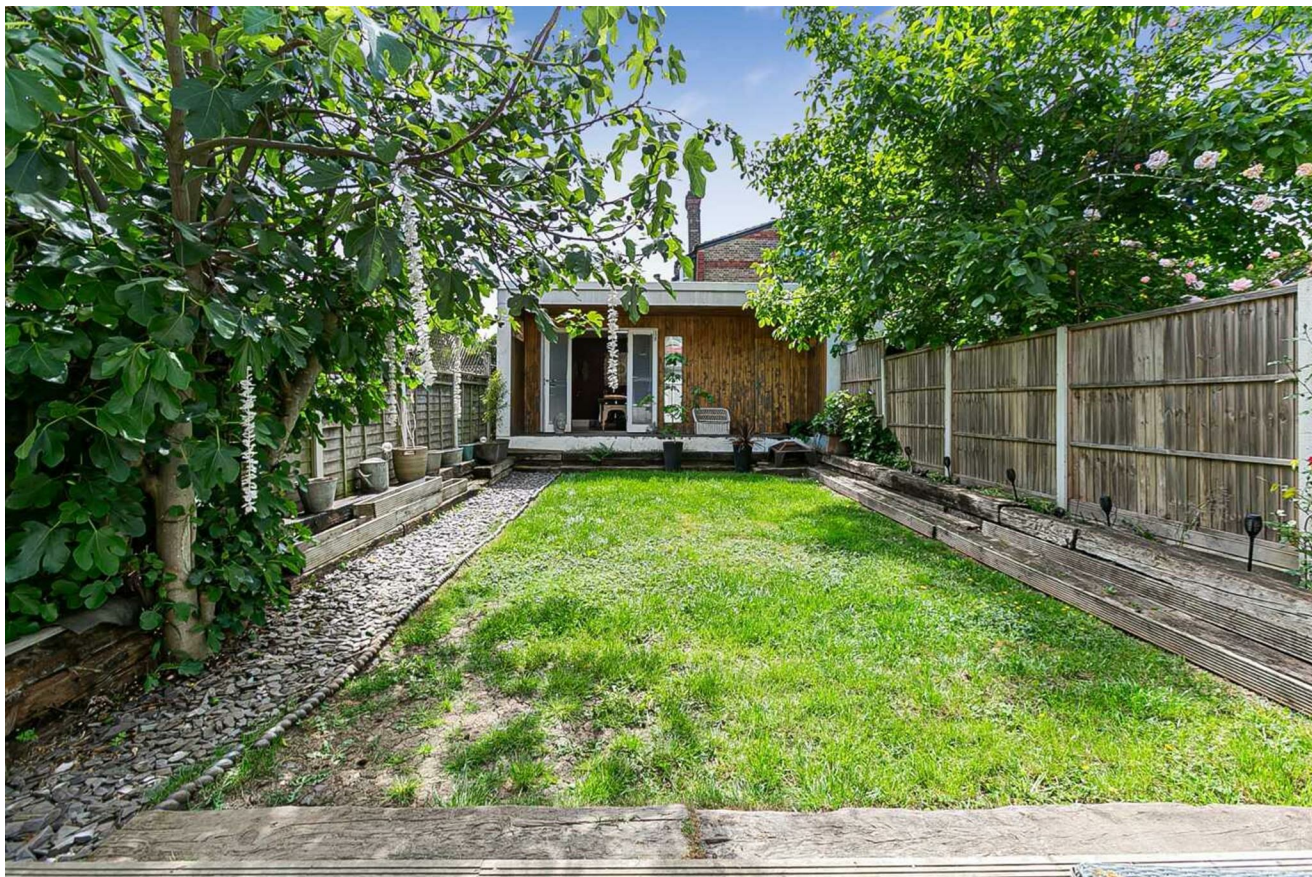
LOFT ROOM (pic 2)



REAR GARDEN 59'1 x 19'5 (including summer house) (18.01m x 5.92m (including summer house))
South facing, well kept garden with a good sized decking area, lawn & path leading to the summer house.



REAR GARDEN (pic 2)



SUMMER HOUSE 19'5 x 13'1 (5.92m x 3.99m)

A lovely, bright & relaxing space with skylight, laminate flooring & spotlights to the ceiling.



SUMMER HOUSE (pic 2)



REAR ELEVATION

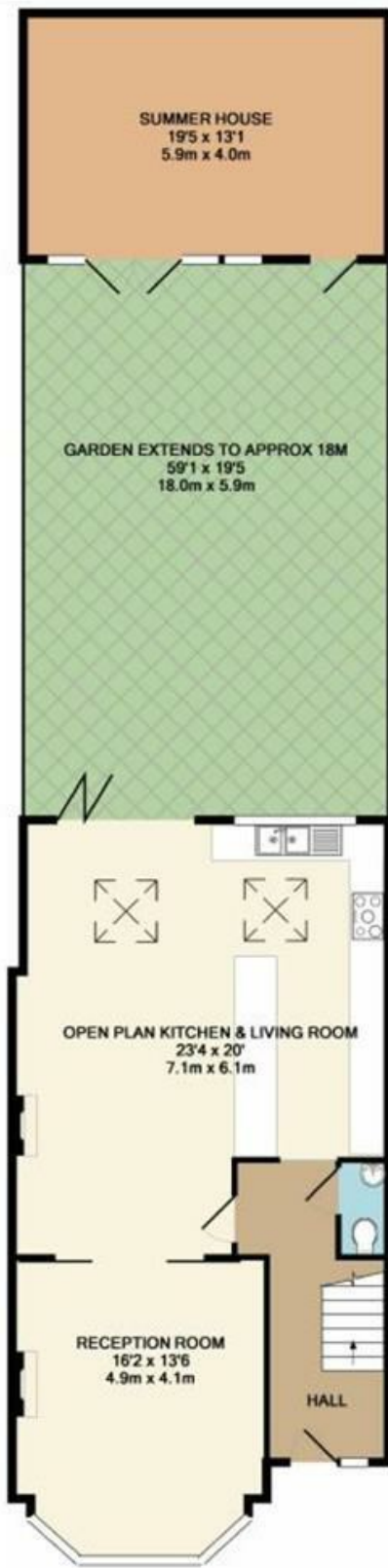


Bourne Hill, Palmers Green, N13

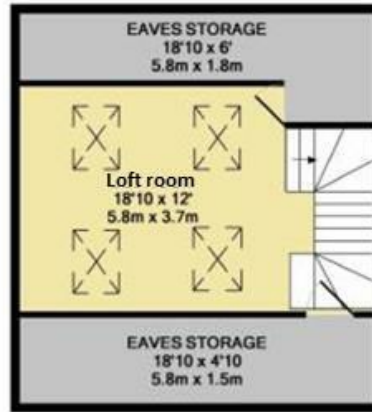
Total Internal Area including Summer
House: 1776 sqft (165 sqm)

All measurements are approximate and are for
illustrative purposes only.

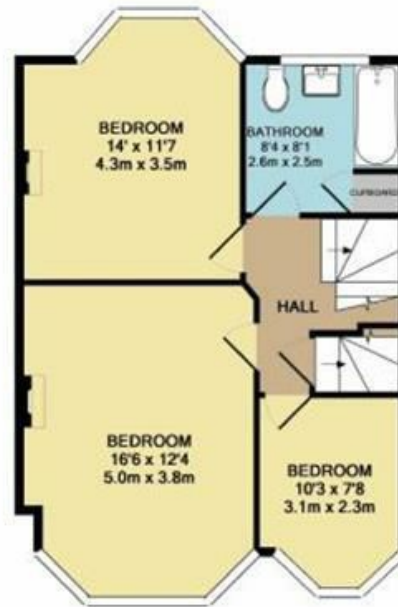
Michael
Wright
Estate
Agents



GROUND FLOOR
APPROX. FLOOR
AREA 992 SQ.FT.
(92.1 SQ.M.)



2ND FLOOR
Area 231 SQ.FT.
(21.46 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	(92 plus) A	78
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
England & Wales	
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.

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