

Hawthorn Avenue, Palmers Green, London

Under Offer (SSTC)

£775,000 (Freehold)

BAKER AND CHASE



A handsome 1920s interwar home on a quiet Palmers Green street, full of original character, with a 60ft garden, rear extension and room to grow into the loft.

Set on Hawthorn Avenue in Palmers Green, this three-bedroom end of terrace house is a 1920s interwar home with Arts and Crafts detailing, offering 1,227 sq ft of living space and a wealth of original character.

An original period tiled hallway, lit by a striking stained glass window, leads to a through lounge of two generous reception areas, with a feature fireplace, coving, ceiling roses and original floorboards. Beyond, a full-width rear extension creates a kitchen/diner of over 18ft, where two skylights and doors onto the garden bring in light all day. A downstairs shower room with walk-in shower completes the ground floor.

Upstairs are two generous double bedrooms with bay windows and a third bedroom, served by a fully tiled family bathroom. The original stairs lead to loft storage, with clear potential to convert the loft into further living space, subject to the necessary consents, as many neighhbouring homes have done.

The rear garden stretches to around 60ft, with a patio, a lawn bordered by established shrubs and a large 14'9 x 8'2 shed, ideal as a workshop or home office. Gated side access leads to the garden, and a dropped kerb to the front offers a welcome parking space that may suit a smaller car.

Hawthorn Avenue is a quiet residential street within easy reach of Palmers Green station, Green Lanes and Broomfield Park. The house would benefit from some cosmetic updating, giving the next owners a rare chance to put their own stamp on a period home with its original features intact.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: E

Driveway
Dropped curb, block paved/patio drive, access to:

Porch
UPVC porch, secondary door to:

Hallway
Hardwood door to front aspect, original period tiled floor, stained glass feature window to side aspect, radiator, dado rail, picture rail, coving to ceiling, under stairs storage cupboard, stairs to first floor, doors to:

Downstairs Shower Room
Window to side aspect, low flush w/c, hand basin with mixer tap and storage under, walk in shower, extractor fan, spotlights

Through Lounge
Double glazed bay window to front aspect, two radiators, feature fireplace, dado & picture rails, coving to ceiling and ceiling roses, access to:

Extended Kitchen/Diner
Double glazed door and windows to rear aspect, x2 skylights to rear aspect, radiator, matching range of wall and base units with roll-top work surfaces over, plumbed space for dishwasher, 1 1/2 stainless steel sink and drainer with mixer tap, space for cooker with extractor hood over, plumbed space for washer/dryer, wall mounted boiler.

First Floor Landing
Opaque window to side aspect, original stairs to loft, radiator, coving to ceiling, doors to remaining rooms:

Bedroom 1
Double glazed bay window to front aspect, radiator, coving to ceiling, picture rail








BOB DYLAN
ATLAS of the WORLD II
THE EARTH FROM THE AIR
BAKER AND CHAS

Bedroom 2
Double glazed bay window to rear aspect, radiator, coving to ceiling, picture rail

Bedroom 3
Double glazed bay window to front aspect, radiator, picture rail, coving to ceiling.

Bathroom
Double glazed opaque window to rear aspect, low flush w/c, pedestal hand basin with mixer tap, P-shape bath with shower screen and shower over, extractor fan, radiator, spotlights, fully tiled.

Garden
Gated side access, patio area, mainly laid to lawn with shrub borders, outside tap, large garden shed on concrete base.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.








BAKER AND CHASE







Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

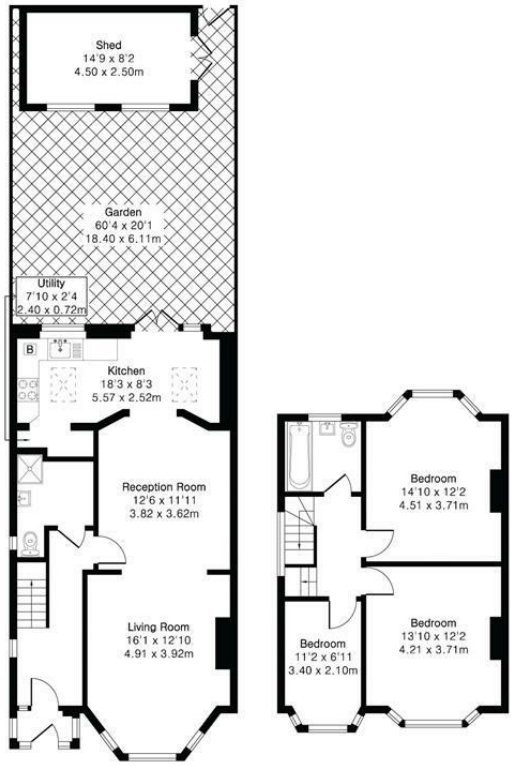








Approximate Gross Internal Area 1227 sq ft - 114 sq m
(Excluding Outbuilding)
Ground Floor Area 697 sq ft – 65 sq m
First Floor Area 530 sq ft – 49 sq m
Outbuilding Area 121 sq ft – 11 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

BAKER AND CHASE

EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E

22 Aldermans Hill, Palmers Green N13 4PN
Tel: 020 8886 0090
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

BAKER AND CHASE