



**Anthony Webb**

**Evesham Road, New Southgate, London, N11**  
**Chain Free £560,000 Freehold**

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ESTATE AGENTS

# Evesham Road, New Southgate, London, N11

Three bedroom end of terrace house requiring full modernisation in a quiet cul-de-sac turning. The property consists of a through lounge, galley kitchen, lean to, first floor bathroom, garage to rear, front and rear gardens.

Evesham Road is a popular residential turning, conveniently positioned for local shops, schools, and green spaces. Excellent transport links are close by, with Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground Station both within easy reach, providing direct routes into Central London.

This property is ideal for those seeking a home with scope to renovate, extend and add value, in a location that combines excellent amenities with strong transport links.

Enfield Council Tax Band E

- Three bedrooms
- End of terrace house
- Through lounge
- Galley kitchen
- Lean to
- First floor bathroom
- Off street parking to front
- Garden and garage to rear





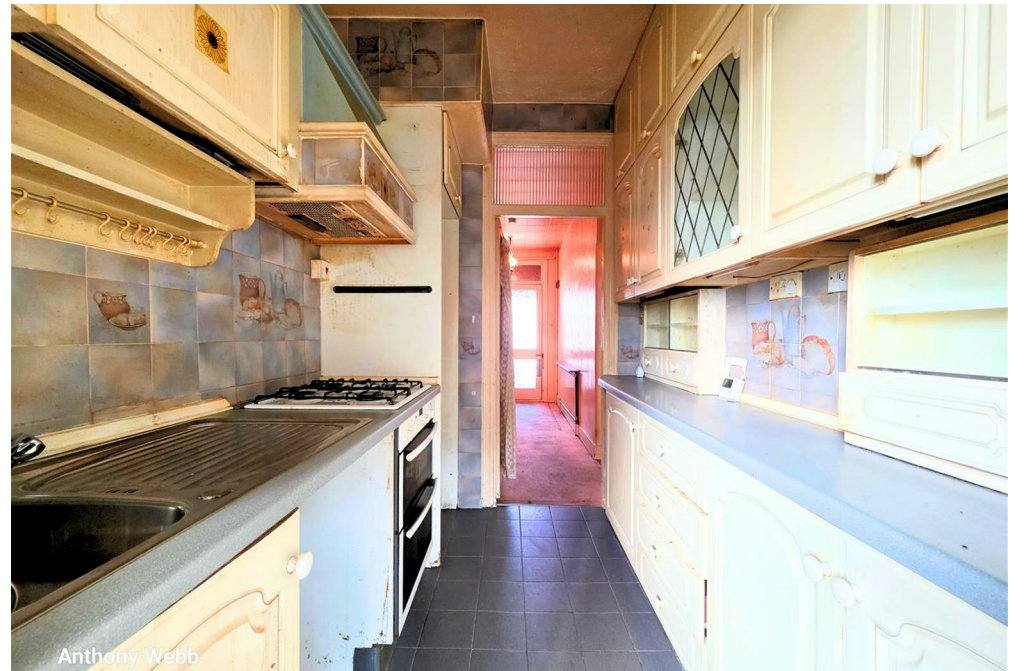
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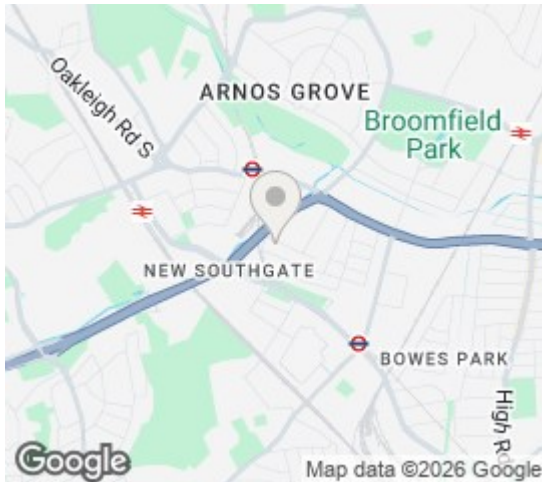
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Tenure: Freehold  
Gross Internal Area: 0.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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