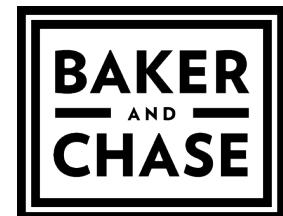




## **Oak Cottages, Pymmes Road, Bowes Park/Palmers Green, London, N13**

Available

£539,995 (Freehold)





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**Well rounded, 2 double bedroom cottage with additional single (bed)room off the 2nd bedroom, rear extension, versatile office/study, rear pedestrian access and convenient access to Bowes Park and Palmers Green.**

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Welcome to Oak Cottages, situated on a no-through road on the Palmers Green/Bowes Park border, this charming terraced cottage offers flexible accommodation with a rear extension completed in 2001 to create a larger kitchen and to host the well-equipped downstairs bathroom. Ideal as a starter home, upstairs, the property features two main bedrooms, a third bedroom/study, and a versatile internal office on the ground floor.

The property is entered via a hardwood front door into the entrance hall, with solid oak flooring throughout the ground floor. The through lounge features a double-glazed sash window, feature fireplace, bespoke storage/cabinetry, and stairs to the first floor. The internal office provides additional flexible space for work or hobbies.

The kitchen is fitted with a range of wall and base units, roll-top work surfaces, tiled splash backs and tiled flooring. There is ample space for white goods, including fridge/freezers, washing machine, dryer, dishwasher, and a range cooker with extractor. The downstairs bathroom is fully tiled and includes a panel bath with shower attachment, hand basin with storage, WC, heated towel rail, and extractor fan.

On the first floor, the principal bedroom has two double-glazed windows and integrated furniture, while the second bedroom includes full-height built-in wardrobes, over-stairs storage, and a radiator. The third bedroom/study provides flexible accommodation. The loft is fully boarded and houses a Vaillant combi boiler (2014) with service records.

Externally, the rear garden combines patio and lawn with gated pedestrian access and an outside tap.

The property is well positioned for local shops and cafés. Nearby green spaces include Broomfield Park. Well-regarded primary and secondary schools are close by. Transport links: Bowes Park and Palmers Green stations providing direct services into central London, and local bus routes offering connections across Enfield.

Local Authority: Enfield

Council Tax Band: D

## **Entrance Hall**

Hardwood door and opaque glass panel to front aspect, fuse box, solid Oak floor door to:

## **Through Lounge**

Double glazed Sash window to front aspect, x2 column radiator, wall lights, bespoke cabinetry/storage, feature fire place, solid Oak floor, stairs to first floor, doors to:

## **Internal Office**

Power, spotlights, solid Oak floor

## **Kitchen**

Double glazed window to rear aspect, hardwood door to rear aspect, tiled floor, matching range of wall and base units with roll top work surfaces over, ample spaces for white goods to include; fridge freezer, washing machine, tumble dryer, dishwasher, additional fridge/freezer, space for Range Cooker with stainless steel splash back and extractor hood over, double stainless steel sink and drainer with mixer tap, spotlights, tiled splash backs, door to:

## **Family Bathroom**

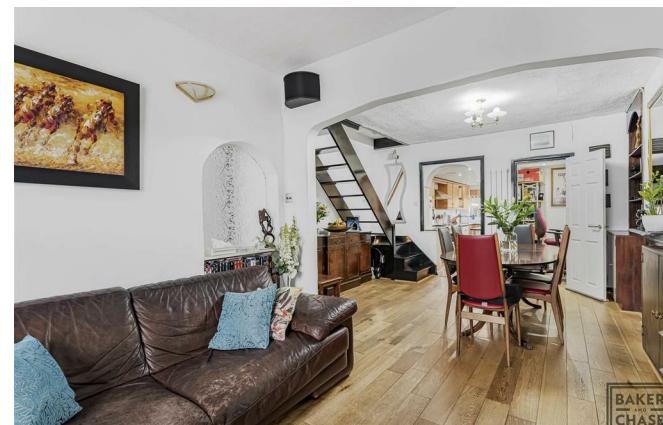
Double glazed opaque window to rear aspect, low flush w/c, panel bath with folding shower screen, mixer tap with shower attachment and shower over, hand basin with mixer tap and storage under, fully tiled with shaving point, heated towel rail, extractor fan, spotlights.

## **First Floor Landing**

Access to loft with pull-down ladder

## **Bedroom 1**

x2 Double glazed windows to rear aspect, x2 radiators, matching range of bedroom furniture, including wardrobes, drawers and bedside cabinets





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## **Bedroom 2**

Double glazed window to rear aspect, x2 full height built in wardrobes, over stairs storage/wardrobe, radiator, coving to ceiling, ceiling fan, door to:

## **Bedroom 3/Study**

x2 double glazed windows to side and rear aspect, radiator

## **Loft**

Valiant combo-boiler (2014), fully boarded.

## **Garden**

Half patio, half lawned, with gated rear pedestrian access, outside tap, outdoor storage

## **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.

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





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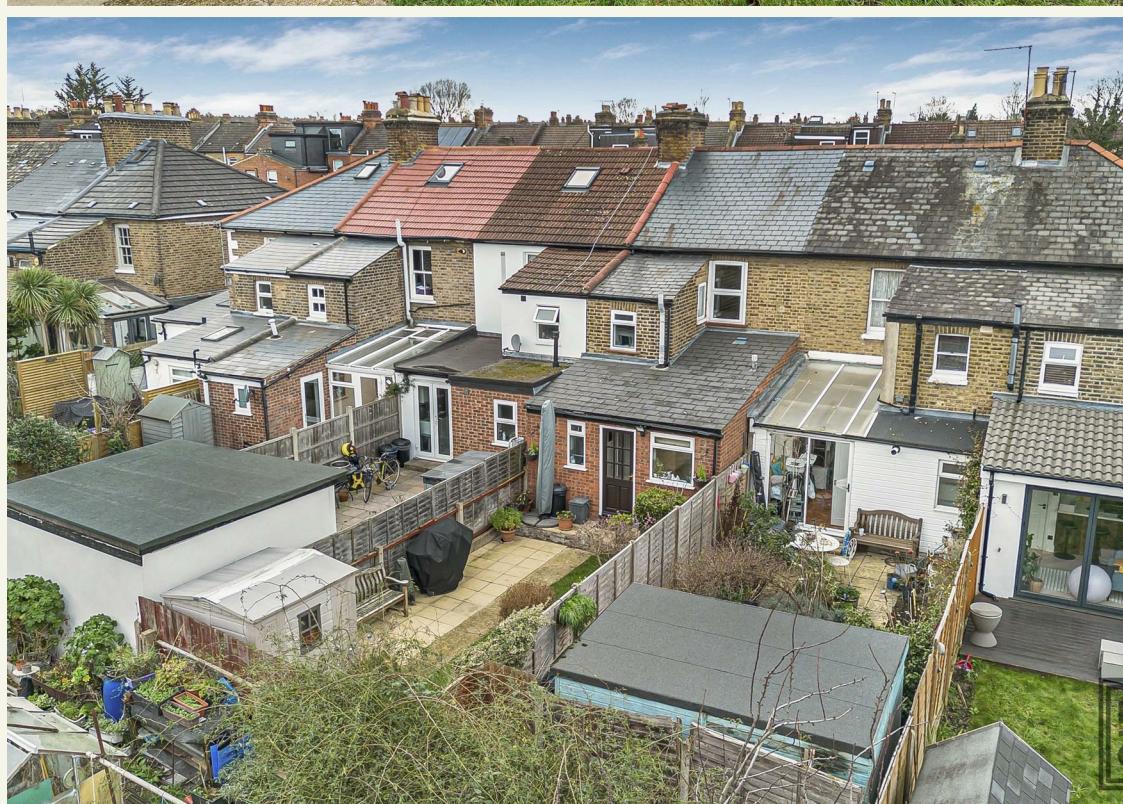


any built-in furniture.

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.

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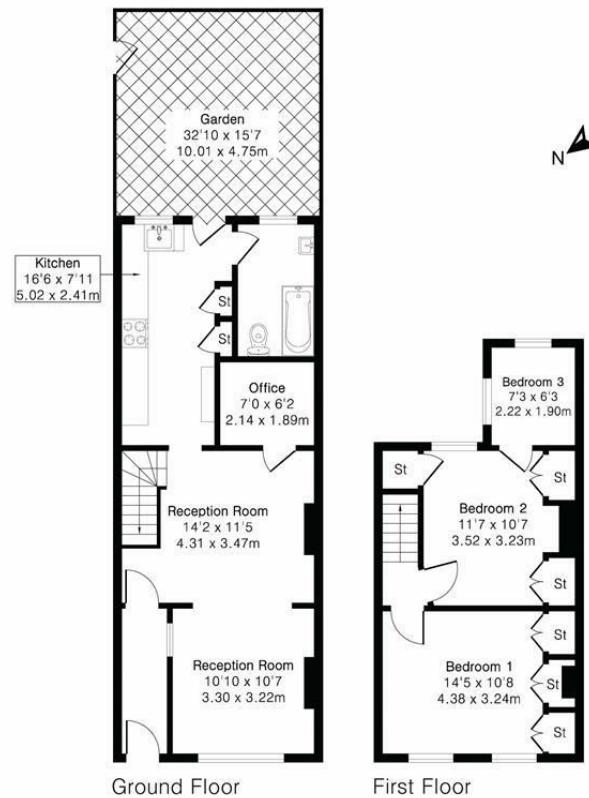




**Approximate Gross Internal Area 941 sq ft - 88 sq m**

Ground Floor Area 568 sq ft - 53 sq m

First Floor Area 373 sq ft - 35 sq m



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.

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

