

**Wauthier Close, London, N13 5HU**



**£415,000**

Kings Group - Enfield Town are delighted to offer this CHAIN FREE EXTENDED 2 BEDROOM TERRACED HOUSE with a loft room located in a quite residential cul-de-sac off Hazelwood Lane, Palmers Green. It is within easy walking distance to Palmers Green shops, restaurants, bus routes and the mainline train station into Moorgate. The property benefits from having THREE reception rooms, fitted kitchen, downstairs shower room, upstairs bathroom, 2 double bedrooms, private rear garden, potential for off-street parking, gas central heating and double glazing throughout.

Early viewing is recommended - call us today on 0208 364 4118 to arrange a viewing.

### **Entrance/Hallway**

Stairs to first floor, Under-stairs storage cupboard, Gad/electric cupboard, Single radiator, Tiles flooring, Smoke alarm

### **Front Lounge**

**12'68 x 11'35 (3.66m x 3.35m)**

UPVC double glazed window to front aspect, Laminate Flooring, Single Radiator, Power Points

### **Kitchen**

**15'52 x 5'92 (4.57m x 1.52m)**

Tiled flooring, Tiled splash backs on wall, Base & wall units with roll top work surfaces, Space for cooker, Sink with drainer unit, Space for fridge freezer, Plumbing for washing machine, Power points

### **Dining Room**

**9'78 x 7'58 (2.74m x 2.13m)**

Double radiator, Laminate flooring, Power Points

### **Family Room/ Reception Room Three**

**11'87 x 11'54 (3.35m x 3.35m)**

UPVC Double glazed windows to rear aspect, Double radiator, Laminate flooring, Power points, UPVC Double glazed door leading to private garden

### **Downstairs Shower Room**

**7'25 x 3'62 (2.13m x 0.91m)**

UPVC Double glazed opaque window to rear aspect, Tiled flooring, Shower Cubicle with electric shower, Wash basin with mixer taps, Low level WC, Tiled walls

### **Bedroom One**

**10'66 x 9'87 (3.05m x 2.74m)**

UPVC double glazed window to rear aspect, Double radiator, Laminate flooring, Built in storage cupboard, Power points

### **Bedroom Two**

**11'69 x 8'88 (3.35m x 2.44m)**

UPVC double glazed window to front aspect, Double radiator, Power points

### **Upstairs Bathroom**

**8'17 x 5'92 (2.44m x 1.52m)**

UPVC Double glazed opaque window to rear aspect, Tiled flooring, Single radiator, Extractor fan, Shower Cubicle with electric shower, Wash basin with mixer taps & vanity unit under, Low level WC, Tiled walls

### **Loft Room**

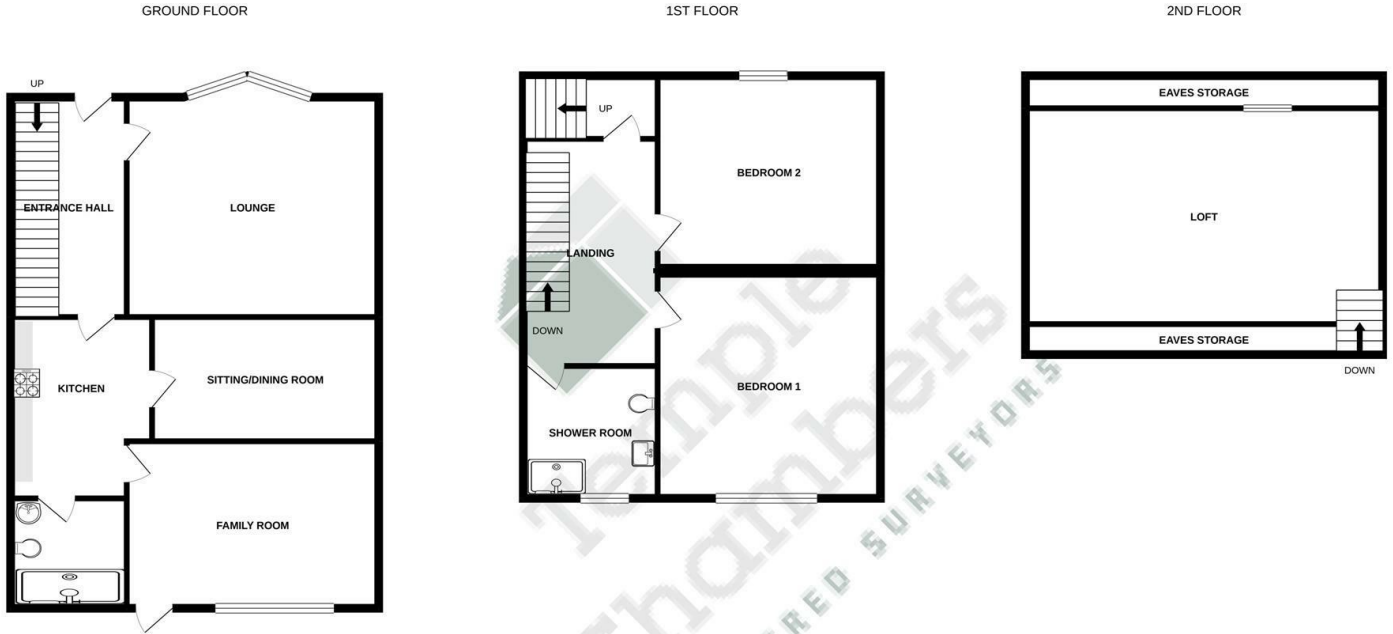
**17'90 x 8'95 (5.18m x 2.44m)**

Double glazed velux window to rear aspect, Single radiator, Eve storage, Power points

### **Rear Garden**

Concrete Paving throughout, , rear access, Shed, Security light, Power





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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			
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