Firs Lane, N13

£750,000

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- Attractive, Three Bedroom Detached Property
- Palmers Green/Winchmore Hill Borders
- Off Street Parking and 66Ft Garden with Side Access
- Close to Amenities, Local Shops and Firs Farm Wetlands
- Location Offers Ease of Access to A10 Great Cambridge Road and A406 North Circular Road
- Palmers Green National Rail (Moorgate approx. 20 mins) and Various Bus Routes and Amenities along Green Lanes Within Easy Reach
- In Catchment of Firs Farm Primary and Winchmore Secondary School

For more images of this property please visit havilands.co.uk

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Havilands are delighted to present for sale this ATTRACTIVE, THREE BEDROOM DETACHED PROPERTY on Firs Lane, N13. Bright and airy throughout the property offers 1,198 sq ft of living space and benefits from off street parking and 66ft garden. The property itself is comprised of two reception rooms, L shaped open kitchen/dining area and downstairs w/c on the ground floor. Up on the first floor there are three bedrooms, with built in wardrobes to master, and family bathroom. Outside the garden extends to 66ft and has side access. Conveniently located on Palmers Green/Winchmore Hill borders and close to local shops and green spaces including Firs Farm Wetlands. The property offers excellent transport links with ease of access to A10 Great Cambridge Road and A406 North Circular Road. Plus Palmers Green National Rail (Moorgate approx. 20 mins) and various bus routes and amenities along Green Lanes are within easy reach.
For families the property is in catchment of several sought after schools including Firs Farm Primary and Winchmore Secondary School. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)
EPC: Currently 62D Potentially 78C

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Approximate Gross Internal Area = 1198 sq ft / 111.3 sq m
(Excluding Shed)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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come by and meet the team
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