

New Park Avenue, N13

£535,000

Havilands

the advantage of experience







- Recently Renovated Three Bedroom Home.
- Fitted Kitchen And An Open Plan Lounge.
- A Garage With Rear Access.
- Block Paved Front in Readiness for Off Street Parking (Subject to Relevant Permissions for Drop Kerb)
- 0.7 Miles From Palmers Green Mainline Station And Road Links Such As The A10 & A406.
- Catchment Area For Popular Firs Farm Primary School.
- Easy Access To The Firs Farm Wetlands.

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

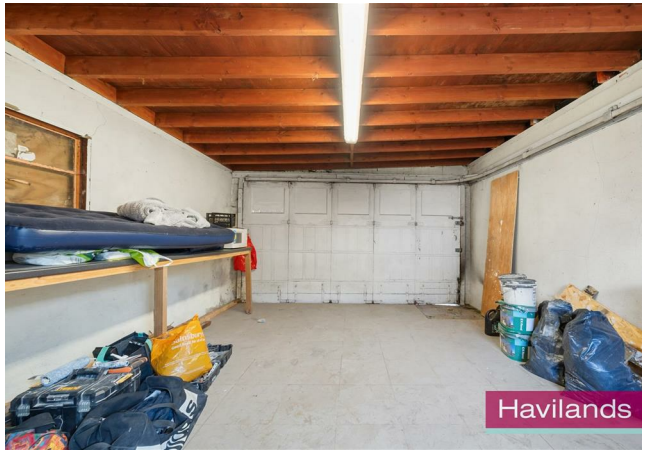
Havilands

the advantage of experience









Havilands are pleased to present a three bedroom home on New Park Avenue. Offering 1,183 sq ft of living space, this bright and spacious property has been renovated with a sleek, modern aesthetic, ready for a new occupant to add their personal touch.

The ground floor of the property benefits from an open-plan tiled kitchen/diner (fitted with an integrated oven and space for a dishwasher), an open plan lounge/dining area, and a separate utility room.
Upstairs, the 1st floor offers a new fully-tiled bathroom, two double bedrooms, a third smaller bedroom/home office, and potential to extend upwards into the loft (STPP).
Outside, the garden extends 63 ft, offering a garage with side access to the service road at the rear, while the front garden is block paved in readiness for off street parking (subject to relevant permissions for drop kerb).

The property is well located, being almost equidistant from Winchmore Hill and Palmers Green mainline stations (appx. 0.7 miles), and road links such as the A10 & A406.
The property falls within the catchment area for the ever popular Firs Farm Primary School, and offers easy access to the Firs Farm wetlands.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)
EPC: Currently 67D Potentially 80C

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

Havilands
the advantage of experience

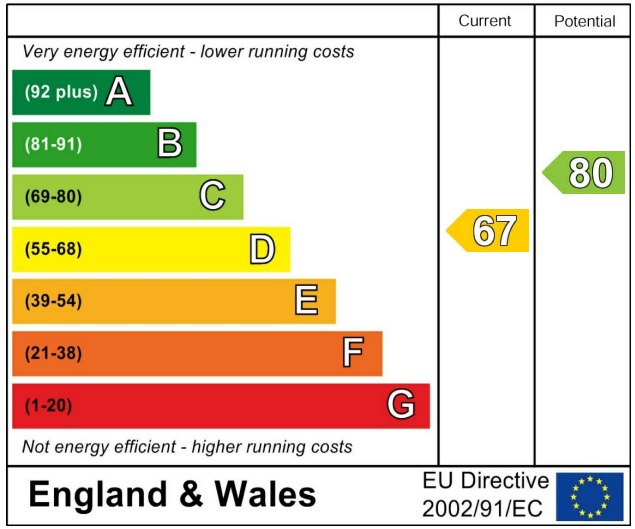
New Park Avenue, N13

Approximate Gross Internal Area = 1183 sq ft / 109.9 sq m
(Including Garage)

Garage = 227 sq ft / 21.0 sq m



Energy Efficiency Rating



Havilands

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

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Havilands
the advantage of experience