



Chimes Avenue, Palmers Green, London, N13  
Chain Free £560,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Chimes Avenue, Palmers Green, London, N13

A three bedroom terrace period house offering two spacious receptions, a fitted kitchen, first floor family bath/shower room, front and rear gardens.

Chimes Avenue is a popular residential turning between Hazelwood Lane and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also minutes' away.

Original front garden wall • Original style front door with stained glass • Hallway with under stairs cupboard • Living room with original feature fireplace • Dining room with pantry cupboard and door to rear garden • Kitchen with solid wood work surfaces and tiled floor • First floor landing with access to loft space via pull down ladder • Two generous double bedrooms with bay windows • Single third bedroom • Family bath/shower room • Stripped wood floors/tiled floors throughout • Gas central heating with combination boiler • Double glazing • Front garden • Rear garden with timber shed and large paved patio area measuring 51ft x 19ft.

Enfield Council Tax Band E

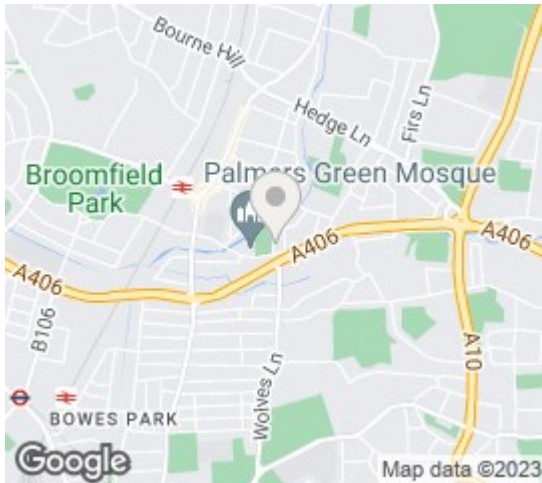
- Three bedrooms
- Period terrace house
- Two receptions
- Galley kitchen
- Family bathroom
- Double glazing/gas central heating
- Period features
- Front and rear gardens





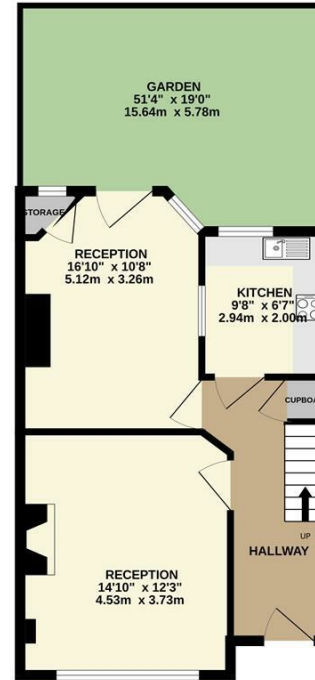
# Chimes Avenue Palmers Green London N13 5HX

Tenure: Freehold  
Gross Internal Area: 1001.00 sq ft

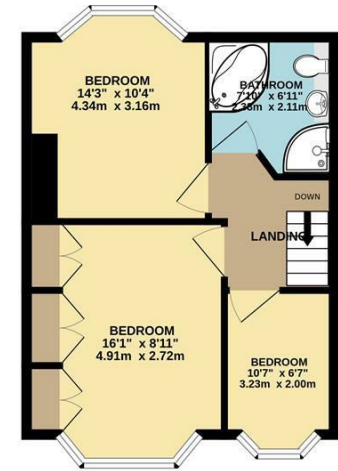


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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