



**The Grove, Palmers Green, London, N13**  
**£849,995 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# The Grove, Palmers Green, London, N13

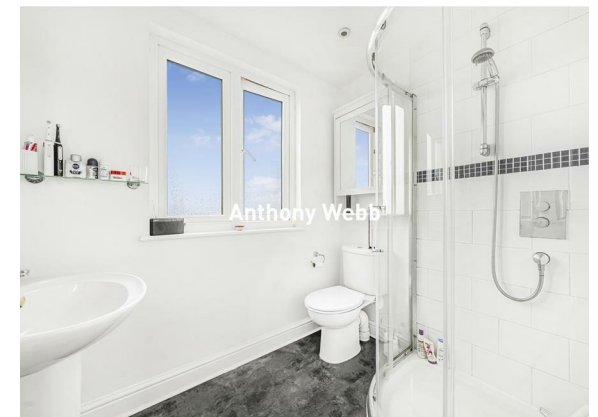
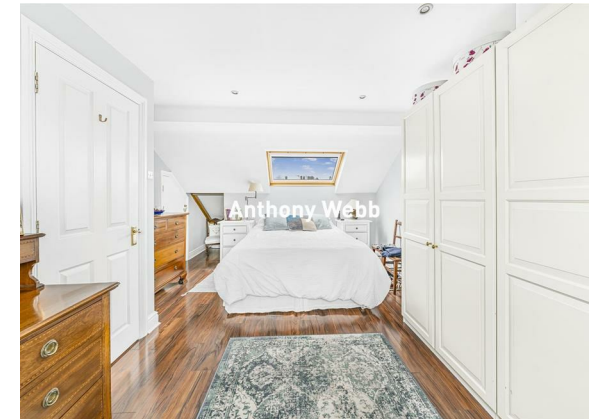
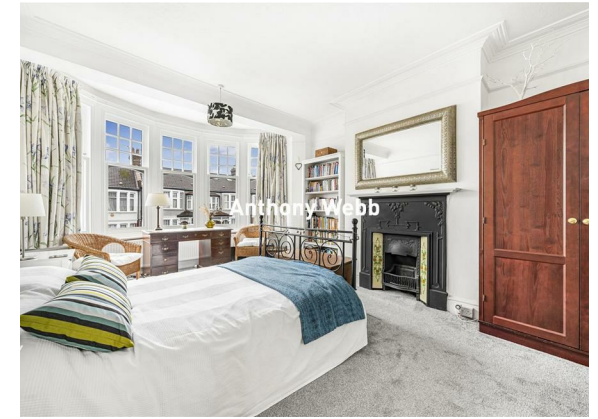
A beautifully presented four bedroom Edwardian period family house offering an extended kitchen/diner, large through lounge, two bath/shower rooms, off street parking and a well maintained rear garden.

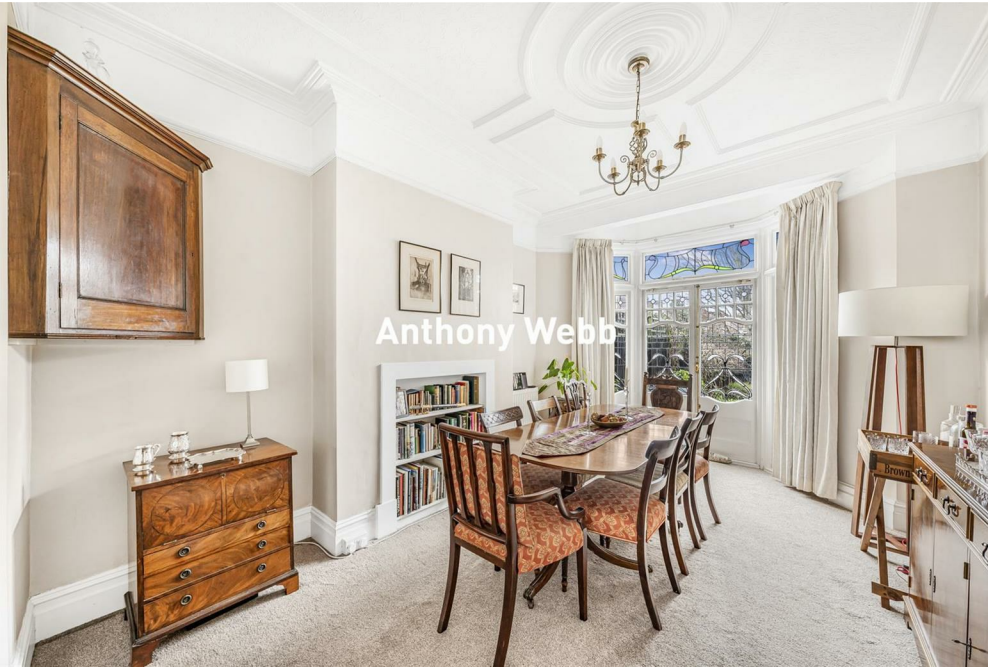
The Grove is a most desirable residential turning located between Hazelwood Lane and Riverway. The property is a short walk to Green Lanes shops, restaurants and Palmers Green mainline station into Moorgate. Green spaces are well catered for with Broomfield Park, Hazelwood recreation ground and The New River within a few minutes walk. The property falls within the Hazelwood Primary School catchment area.

Impressive hallway with original tessellated tiled floor • Ground floor modern cloak room • Front reception with large bay window and feature fireplace • Spacious reception/dining room with French doors to garden • Modern extended kitchen/diner • First floor landing • Two good size double bedrooms and one single room • The converted loft offers a further double bedroom with wood floor, skylight and shower room • Block paved drive to front • Rear raised patio area with stairs down to rear garden measuring 60'0" x 20'0" in total • Rear access to garden from Lodge Drive.

Enfield council tax band: E

- Four bedrooms
- Edwardian terraced house
- Two interconnecting receptions
- Extended kitchen/diner
- Ground floor guest cloak room
- Two modern bath/shower rooms
- Off street parking
- Rear garden

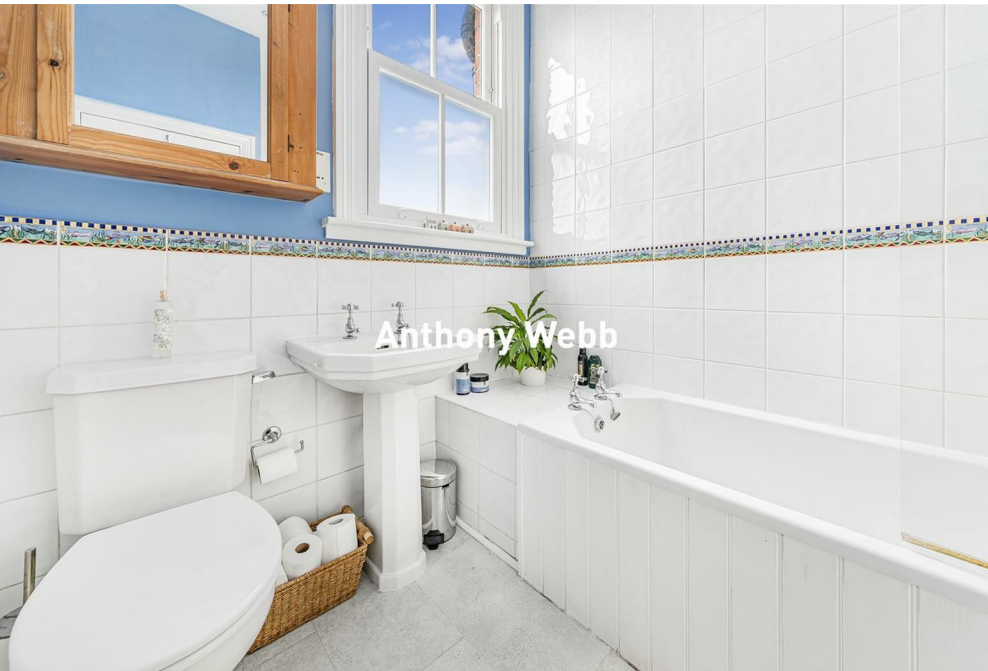




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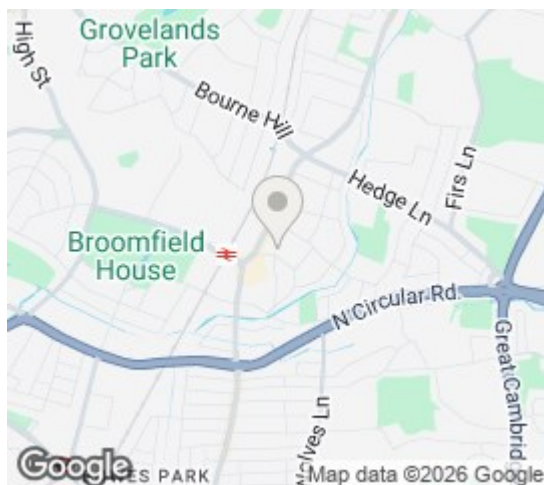
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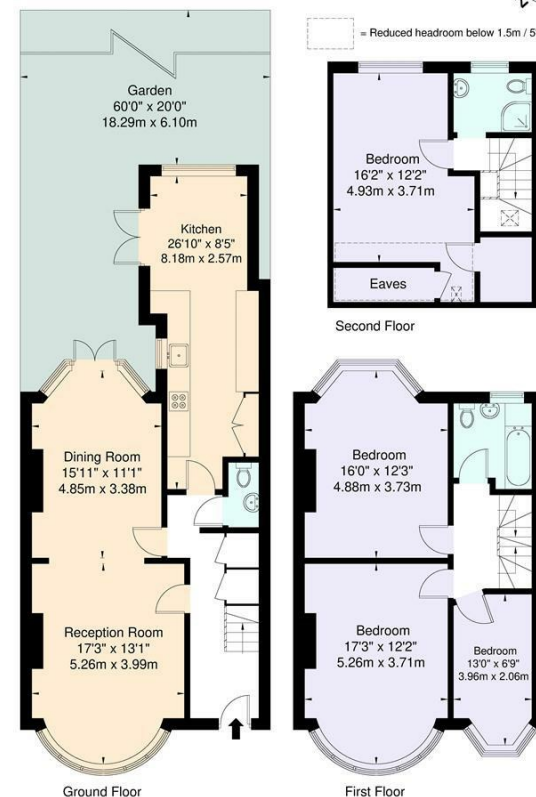
# The Grove Palmers Green London N13 5JR

Tenure: Freehold  
Gross Internal Area: 1660.00 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	

The Grove, N13 5JR  
Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft



For Illustration Purposes Only - Not To Scale

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