



Cranford Avenue, Palmers Green, London, N13
£825,000 Freehold

Anthony Webb
ESTATE AGENTS

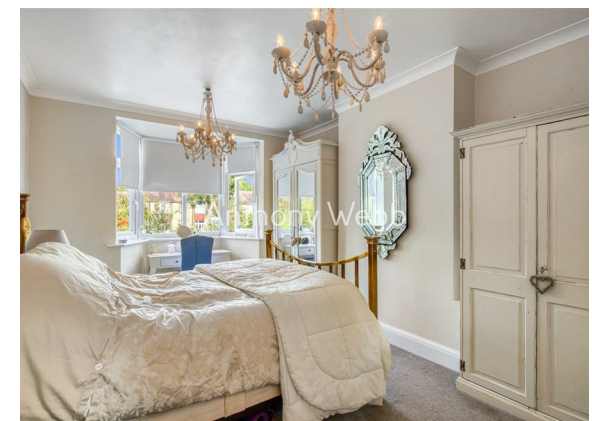
Cranford Avenue, Palmers Green, London, N13

A beautifully presented and extended 1930s built semi-detached house with an impressive frontage boasting three bedrooms, loft room, living room, spacious modern kitchen/diner, extended sitting room, utility room, ground floor w.c, garage via shared drive, off street parking and a good size rear garden.

Cranford Avenue is a popular, highly sought after residential turning located between Broomfield Avenue and Powys Lane and is a short walk to Broomfield Park and Palmers Greens shops, restaurants and mainline station into Moorgate. Arnos Park and both Arnos Grove and Bound Green underground stations are also within easy walking distance/short bus ride.

Entrance hallway with wood floor • W.C • Front living room with wood floor and bespoke shutters to large bay window • Spacious kitchen/diner with modern units, wood and marble work surfaces and center island with gas hob • Extended rear sitting room with doors to garden • Utility room • First floor landing with stairs to loft room with sky lights and eaves storage • Two double bedrooms and one good size single bedroom • Modern family bathroom • Gas central heating • Double glazing • Block paved drive to front • Garage via shared drive • Rear garden with paved patio and lawn measuring 81ft x 24ft.

- Three bedrooms+loft room
- Semi-detached house
- Two receptions
- Extended kitchen/diner
- Utility room/wc
- Modern family bathroom
- Off street parking/garage
- Rear garden





Cranford Avenue Palmers Green London N13 4PA

Tenure: Freehold
Gross Internal Area: 1384.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1384 sq ft (128.6 sq m) approx.
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 is given as to their operability or efficiency can be given.
Made with Metropix 02022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

