



Oaktree Avenue, Palmers Green, London, N13  
Offers In Excess Of £625,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Oaktree Avenue, Palmers Green, London, N13

Beautifully presented extended 1930s three bedroom house offering bright and airy living accommodation with a garden office, off street parking and south facing rear garden.

Oaktree Avenue is located between Green Lanes and River Avenue and is ideally placed for both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. Southgate underground station is a short ride away via the W6 bus route. The property is within several good school catchments including St Monica's catholic primary school.

Original storm porch leading to front door and hallway • Front reception with bay window, wood floor and feature fireplace • Spacious extended kitchen/diner with modern fitted kitchen, exposed brick feature wall and bi-fold doors to garden • Utility room with guest w.c • First floor landing with access to loft space (potential to convert) • Modern family bathroom • Two double bedrooms • One single bedroom • Double glazing • Gas central heating • Block paved drive providing off street parking for two cars • Garden office/storage • South facing rear garden.

Enfield Council Tax Band E

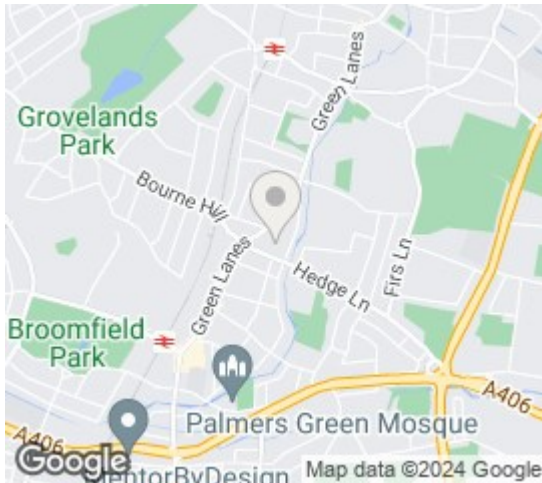
- Three bedrooms
- Extended family home
- Living room
- Kitchen/diner
- Utility/guest w.c
- Garden office
- Off street parking
- South facing rear garden





# Oaktree Avenue Palmers Green London N13 5RW

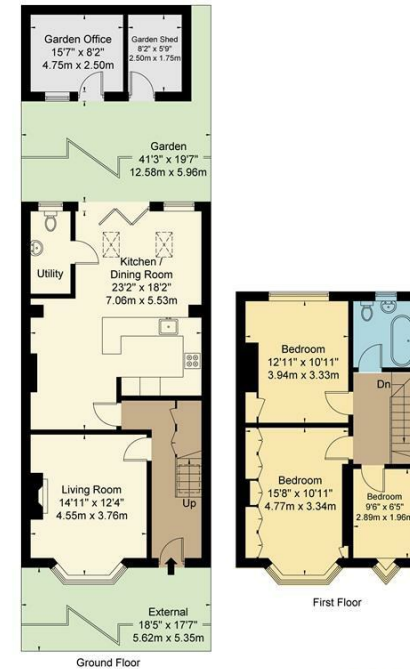
Tenure: Freehold  
Gross Internal Area: 1184.00 sq ft



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	

## Oaktree Avenue N13 5RW

Approx Gross Internal Area = 110 sq m / 1184 sq ft  
Garden Office & Garden Shed = 11.9 sq m / 128 sq ft  
Total = 121.9 sq m / 1312 sq ft



Ref

Copyright **BLEU PLAN**

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