



**Hazelwood Lane, Palmers Green, London, N13**  
**£700,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Hazelwood Lane, Palmers Green, London, N13

A stylish 1930s built, three bedroom terraced property that has been beautifully renovated by the current vendors creating a welcoming and bright family home with many period features.

Hazelwood Lane is a popular residential turning within a few minutes walk of Green Lane's shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces within easy reach including The New River, Hazelwood Recreation Ground and Broomfield Park. Hazelwood primary school and Winchmore Secondary are also a short walk away.

Impressive frontage with a red brick wall and tessellated tile path • Fantastic original front door with stained glass inserts leading to a bright, tessellated tiled hallway • Living room with wooden floor, fireplace, large bay window and sliding stained glass doors leading to the dining area • Spacious kitchen/dining space with feature fireplace, upright cast iron style radiators, sky light and bi-folding doors to garden • Bright kitchen with white marble effect quartz worktop surfaces • First floor landing with original stained glass window • Two double & one single bedrooms with bay windows • Beautiful contemporary family bathroom • Underfloor heating in kitchen & bathroom • Rear garden with paved patio and lawn area. Council Tax band E.

- Edwardian family home
- Three bedroom
- Period features
- Great outdoor space
- Modern kitchen/diner
- Folding doors to garden
- Immaculate condition





# Hazelwood Lane Palmers Green London N13 5HJ

Tenure: Freehold  
Gross Internal Area: 1176.00 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			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(59-80) <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	

## Hazelwood Lane, N13

Total Area: 109.2 sq metres / 1176 sq ft approx.



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

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