



Anthony Webb

Dorchester Avenue, Palmers Green, London, N13
£699,995 Freehold

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ESTATE AGENTS

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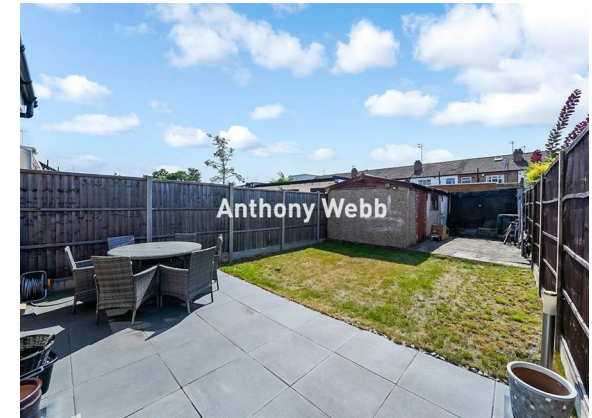
A beautifully presented and extended 1930s built four bedroom terrace house offering in excess of 1500sq ft of bright and airy living space over three floors. The property has been extended and fully renovated by the current sellers.

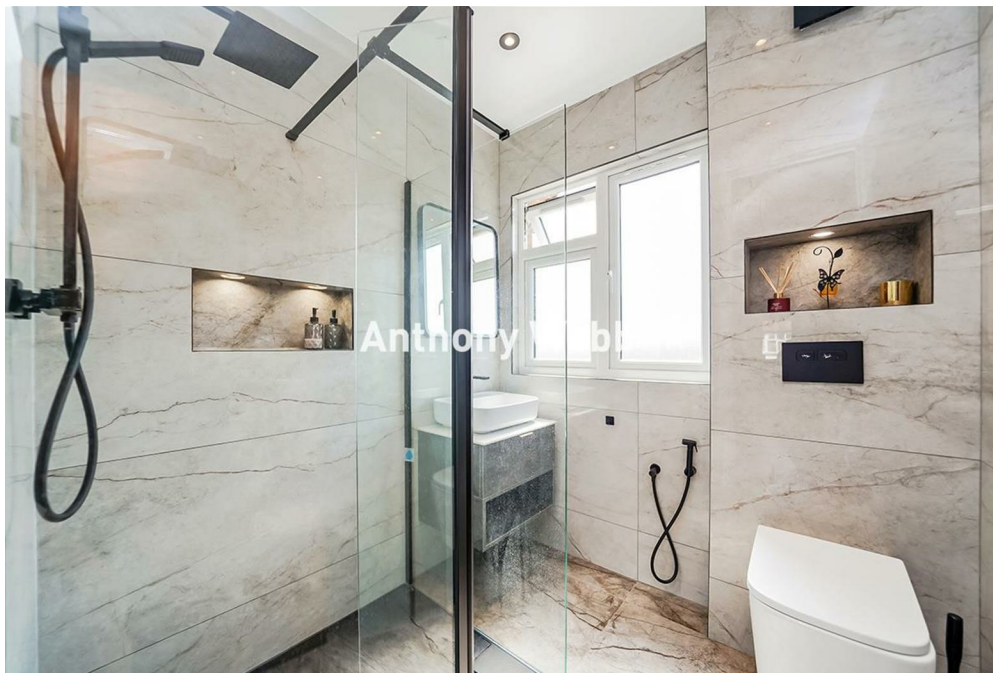
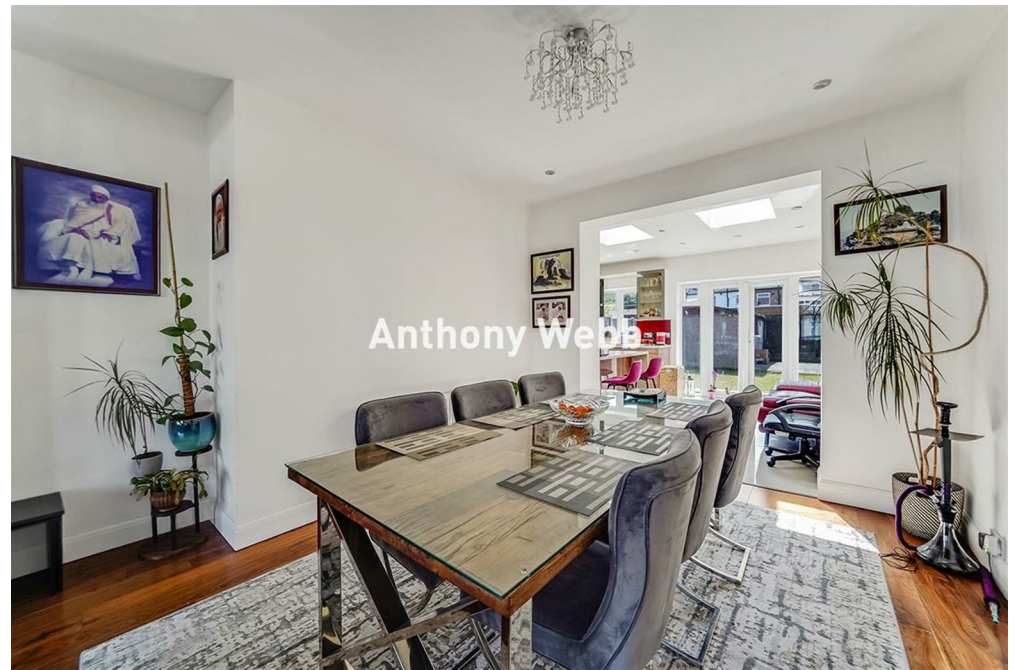
Dorchester Avenue is a popular residential turning located off Munster Gardens within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station and high road is also a short ride away via the W9 bus route on Hedge Lane.

The property consists of a spacious hallway, 28ft through lounge, a modern fitted kitchen/diner, guest ground floor cloakroom, first floor contemporary family shower room, three bedrooms on first floor with a principle bedroom and en-suite shower room via a loft conversion, double glazing, gas central heating, single garage via rear access way, block paved off street parking to front for two cars and 45ft well maintained rear garden.

Council tax band E

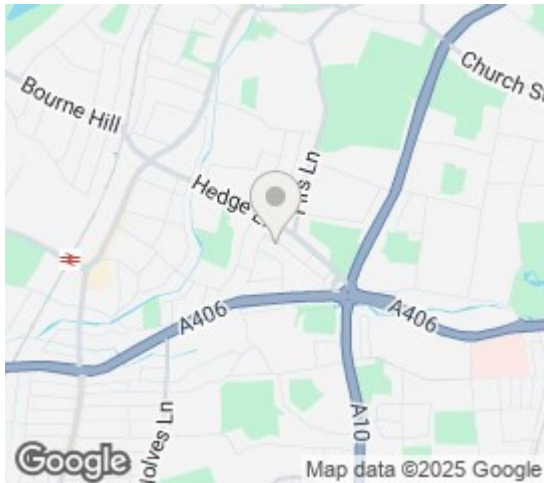
- Four bedrooms
- 1930s built terrace house
- Through lounge
- Extended kitchen/diner
- Two modern shower rooms
- Ground floor cloakroom
- Garage and off street parking
- Rear garden





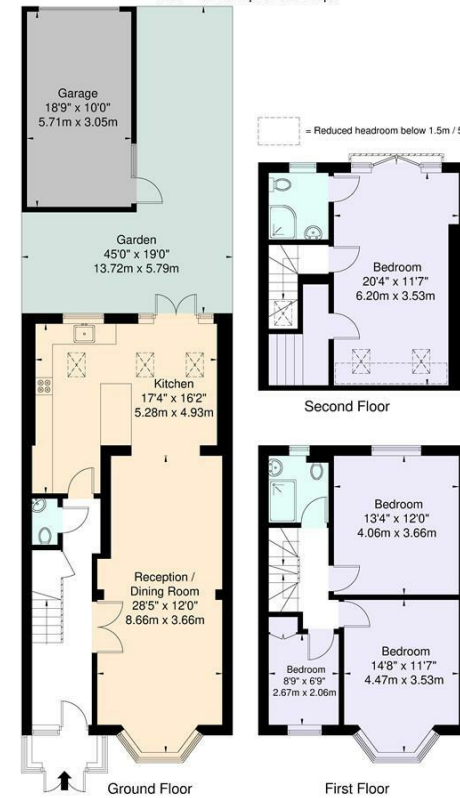
Dorchester Avenue Palmers Green London N13 5DY

Tenure: Freehold
Gross Internal Area: 1564.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 162.7 sq m / 1751 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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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