



Oaktree Avenue, Palmers Green, London, N13
Chain Free £700,000 Freehold

Anthony Webb
ESTATE AGENTS

Oaktree Avenue, Palmers Green, London, N13

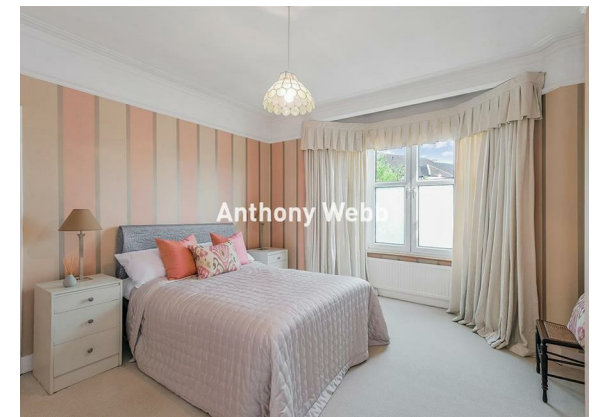
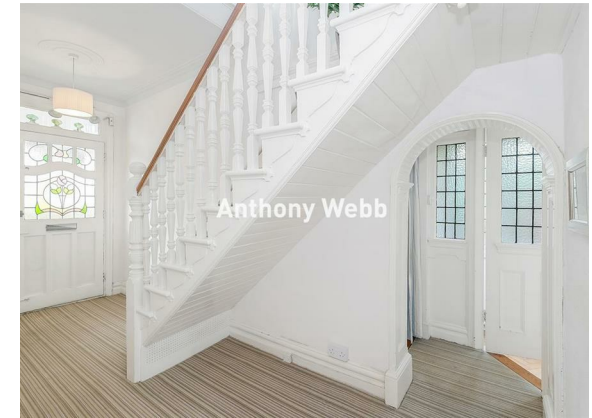
Beautifully presented three bedroom Edwardian end of terrace house with period features and the advantage of an extra reception room. The property offers great potential to extend to rear and into the part boarded loft space to create a spacious family home.

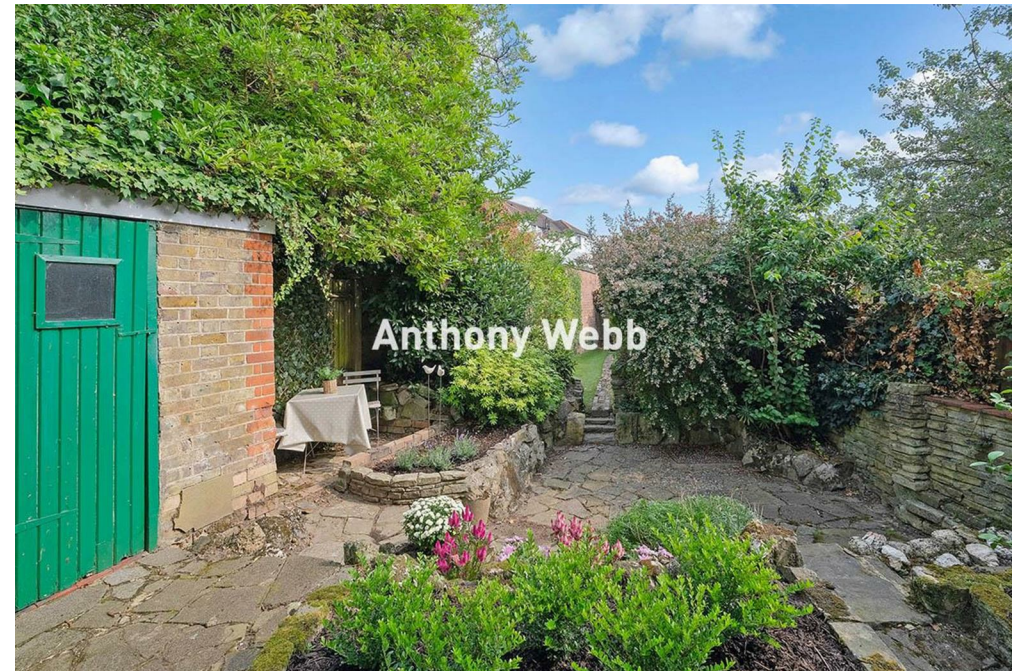
Oaktree Avenue is located between Green Lanes and River Avenue and is ideally placed for both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. Southgate underground station is a short ride away via the W6 bus route. The property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

Front garden and path to original front door and storm porch • Hallway with impressive original staircase (we have been informed the original tessellated tiled floor is under the hallway carpet) • Front reception with bay window and original ceiling features • Rear reception with feature fire surround, original dresser and French doors to garden • Original side return offers a further reception/study/potential fourth bedroom, and a utility/shower room area both with original windows and parquet wood floors • First floor landing with oriel bay window and a access to loft space via the original loft ladder • Three bedrooms all with bay windows • Shower/wet room • Gas central heating with recently installed new boiler • Off street parking space for up to two cars • Secluded rear garden with side access, garden shed and outside cloakroom, landscaped paved area (with a sun drenched eating area), mini waterfall and a small artificial lawn area.

Enfield Council tax band E

- Three bedrooms
- Edwardian end of terrace house
- Three receptions
- Modern kitchen
- Utility/shower room
- Period features
- Off street parking
- Secluded rear garden





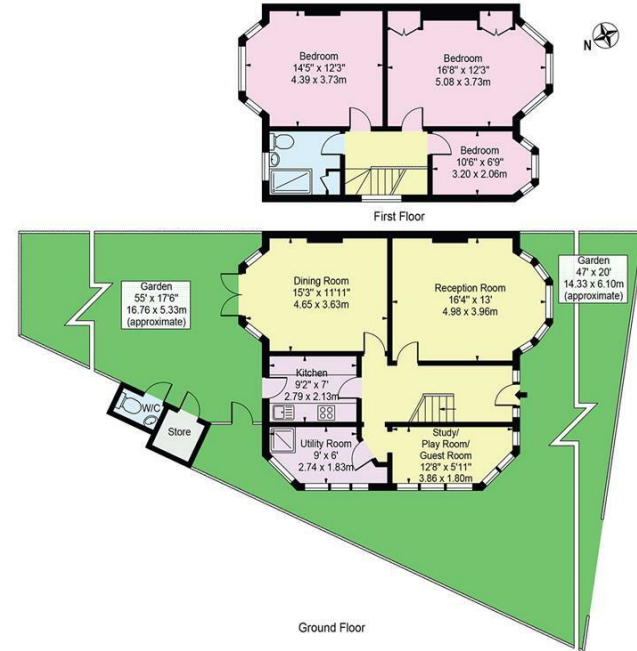
Oaktree Avenue
 Palmers Green
 London
 N13 5RW

Tenure: Freehold
 Gross Internal Area: 1260.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		53	
(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	

Oaktree Avenue
 Approx. Gross Internal Area - 1260 Sq Ft - 117.06 Sq M
 (Excluding W/C & Store)
 Approx. Gross Internal Area Of W/C & Store 33 Sq Ft - 3.07 Sq M



For Illustration Purposes Only - Not To Scale

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