

Chain Free



Ashridge Gardens, Palmers Green, London, N13  
Chain Free £665,500 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Ashridge Gardens, Palmers Green, London, N13

A CHAIN FREE 1930s built three bedroom semi-detached house requiring updating. This property offers great potential to increase the living space by extending to the rear and into the loft space.

Ashridge Gardens is a popular, highly sought after residential turning located between Wilmer Way 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. There are several schools nearby including the outstanding rated Bounds Green infant school.

Entrance hallway • Open plan living/dining space with large bay window and doors to garden • Galley kitchen • First floor landing with access to loft • Two double bedrooms and a single bedroom • Bathroom and separate w.c • Front garden • Garage via rear access • Well maintained rear garden with side access.

Enfield Council tax band E

- Three bedrooms
- 1930s semi-detached house
- Through lounge
- Galley kitchen
- Bathroom+W.C
- Double glazing/gas central heating
- Garage to rear
- Front and rear gardens





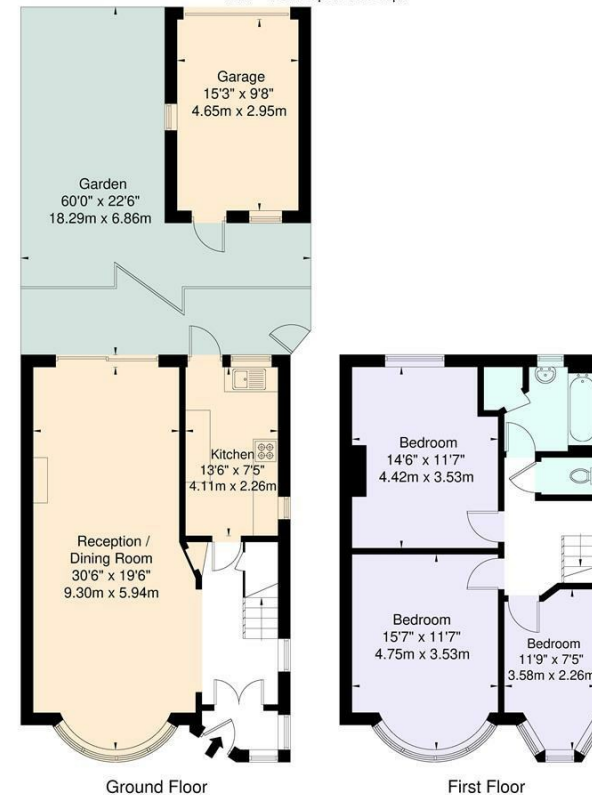
# Ashridge Gardens Palmers Green London N13 4JY

Tenure: Freehold  
Gross Internal Area: 1141.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 106 sq m / 1141 sq ft  
Garage = 13.7 sq m / 147 sq ft  
Total = 119.7 sq m / 1288 sq ft



For Illustration Purposes Only - Not To Scale  
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