



New River Crescent, Palmers Green, London, N13
Chain Free £800,000 Freehold

Anthony Webb
ESTATE AGENTS

New River Crescent, Palmers Green, London, N13

A CHAIN FREE beautifully presented and extended four double bedroom Edwardian family home boasting a wealth of period features, living room, contemporary kitchen/diner, utility room, three bath/shower rooms, off street parking and rear garden.

New River Crescent is a popular residential turning within easy walking distance of Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Within easy walking distance are several green spaces and walks including Broomfield Park, Hazelwood recreation ground and the New River. The property falls within the Hazelwood primary school and St Monica's Primary school catchment areas.

Original stained glass front door • Tessellated tiled hallway • Front reception with bay window and feature fireplace with working gas fire • Contemporary fitted kitchen/diner with folding doors to garden • Utility room • Modern ground floor shower room • The first floor consists of a spacious main bedroom with bay window, varnished wood floor, fitted wardrobes and feature fireplace • Two further double bedrooms • Family bath/shower room • The converted loft offers a spacious double bedroom with an en-suite shower room and dressing area • Gas central heating • Paved drive to front • Rear garden measuring approx 80ft x 20ft.

Enfield Council Tax Band E

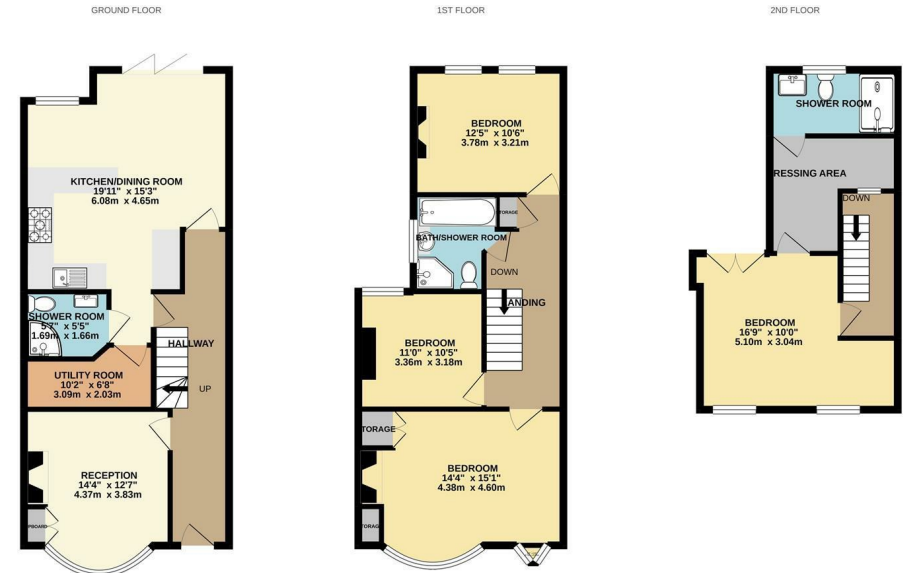
- Four double bedrooms
- Edwardian family home
- Living room
- Extended kitchen/diner
- Utility room
- Three bath/shower rooms
- Off street parking
- Rear garden





New River Crescent Palmers Green London N13 5RJ

Tenure: Freehold
Gross Internal Area: 1690.00 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	

TOTAL FLOOR AREA: 1690sq ft (157.0 sq m) approx.
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