



Farndale Avenue, Palmers Green, London, N13
Offers In Excess Of £625,000 Freehold

Anthony Webb
ESTATE AGENTS

Farndale Avenue, Palmers Green, London, N13

Well presented CHAIN FREE semi-detached three bedroom house with LOFT ROOM boasting a spacious kitchen/diner, a living room, two bath/shower rooms, off street parking, garage and East facing garden to rear.

Farndale Avenue is located between Barrowell Green and Crawford Gardens and is within easy reach of both Palmers Green and Winchmore Hills shops, restaurants, bus routes and mainline stations into Moorgate. Southgate underground station and Grovelands park are also a short ride away via the W6 bus route.

Hallway • Living room with wood floor and bay window • Spacious modern kitchen/diner with under floor heating, wood work surfaces and doors to garden • First floor landing with access to loft room • Modern family bathroom and separate w.c • Two double bedrooms with fitted wardrobes • One good size bedroom • Converted loft room with shower room and eaves storage • Double glazing • Gas central heating • Off street parking • Garage to side • Rear garden measuring 45ft x 28ft with covered patio and lawn areas.

- Three bedrooms+loft room
- Semi-detached house
- Living room
- Kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Garage+drive
- East facing rear garden



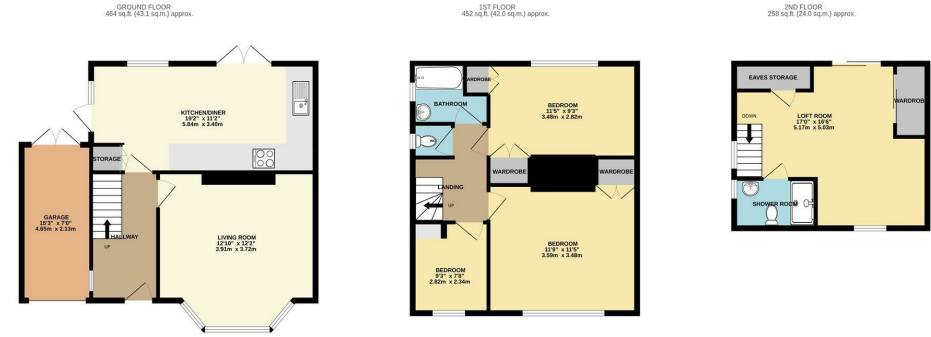


Farndale Avenue Palmers Green London N13 5AL

Tenure: Freehold
Gross Internal Area: 1174.00 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			
(17-38) 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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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