



Lightcliffe Road, Palmers Green, London, N13  
Chain Free £775,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Lightcliffe Road, Palmers Green, London, N13

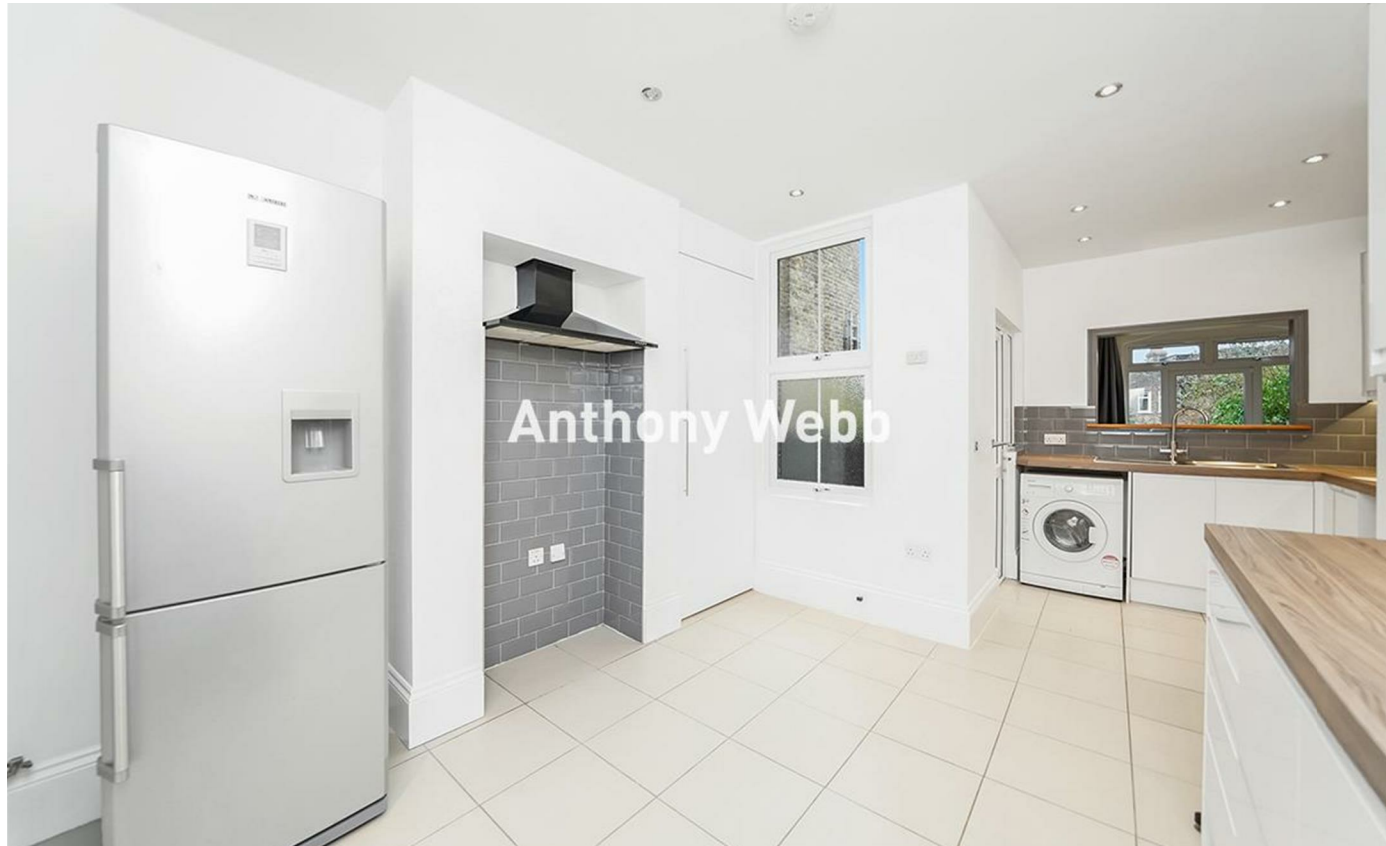
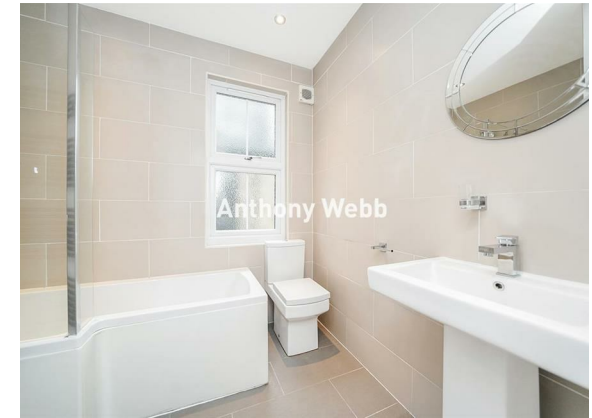
A well presented CHAIN FREE four bedroom Edwardian family house which has been renovated top to bottom in the last few years by the current vendors. The property offers an impressive 1,541 square feet of well appointed living space over three floors.

Located in the sought-after area of Palmers Green, residents will benefit from a vibrant community with excellent local amenities, including shops, restaurants, parks, and schools. The property is also well-connected to public transport, making it easy to commute to central London and beyond via Palmers Green mainline station and various bus routes.

Two good size receptions • Modern kitchen/diner • Family first floor bathroom • Four double bedrooms • En-suite shower room to main bedroom in converted loft space • Double glazing • Gas central heating • Front garden with original Edwardian wall and front door • South East facing rear garden measuring 63ft x 17ft.

Enfield Council tax band E

- Four double bedrooms
- Edwardian terrace house
- Two receptions
- Modern kitchen/diner
- Two bath/shower rooms
- Renovated from top to bottom
- Double glazing/gas central heating
- Front and rear gardens





# Lightcliffe Road Palmers Green London N13 5PW

Tenure: Freehold  
Gross Internal Area: 1541.00 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 <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 |           |

Lightcliffe Road, N13 5PW  
Approx. Gross Internal Area 1712 Sq Ft - 159.05 Sq M  
(Including Eaves Storage, Restricted Height Area & Excluding W/C)  
Approx. Gross Internal Area 1541 Sq Ft - 143.16 Sq M  
(Excluding Eaves Storage, Restricted Height Area & W/C)  
Approx. Gross Internal Area Of W/C 13 Sq Ft - 1.21 Sq M



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, searches, 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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