



Anthony Webb

Dorchester Avenue, Palmers Green, London, N13  
£699,995 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Dorchester Avenue, Palmers Green, London, N13

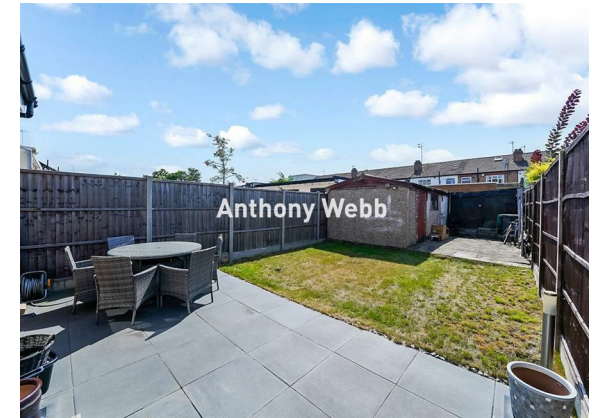
A beautifully presented and extended 1930s built four bedroom terrace house offering in excess of 1500sq ft of bright and airy living space over three floors. The property has been extended and fully renovated by the current sellers.

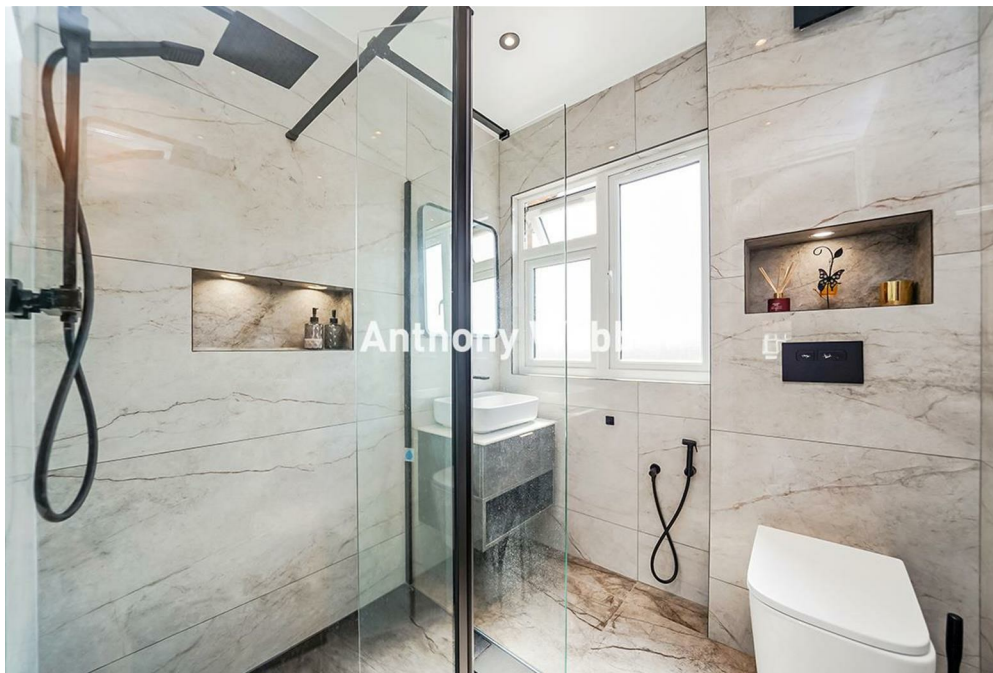
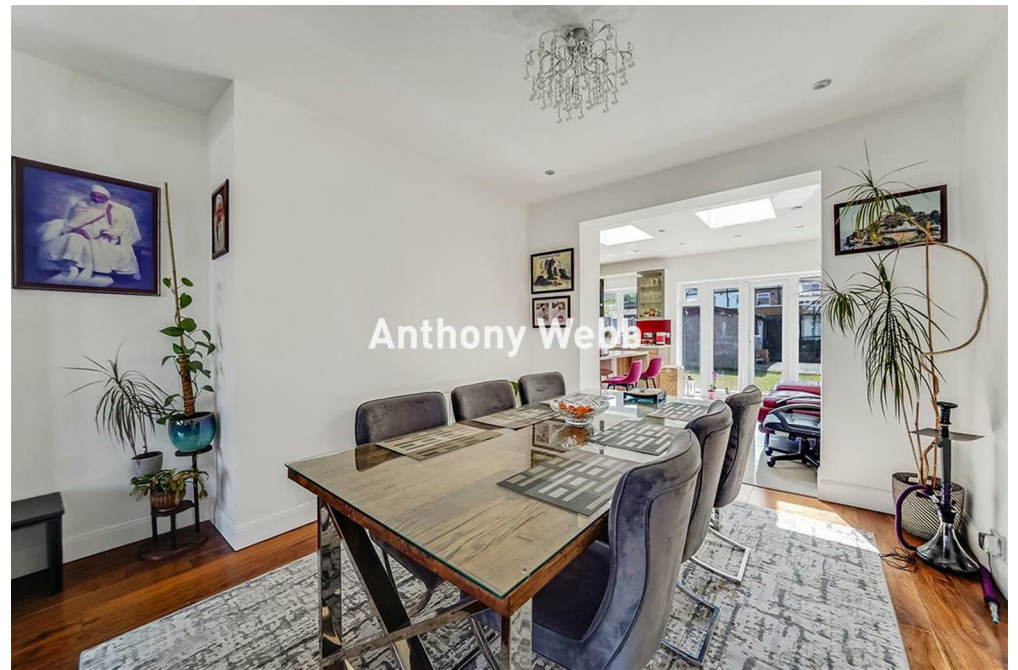
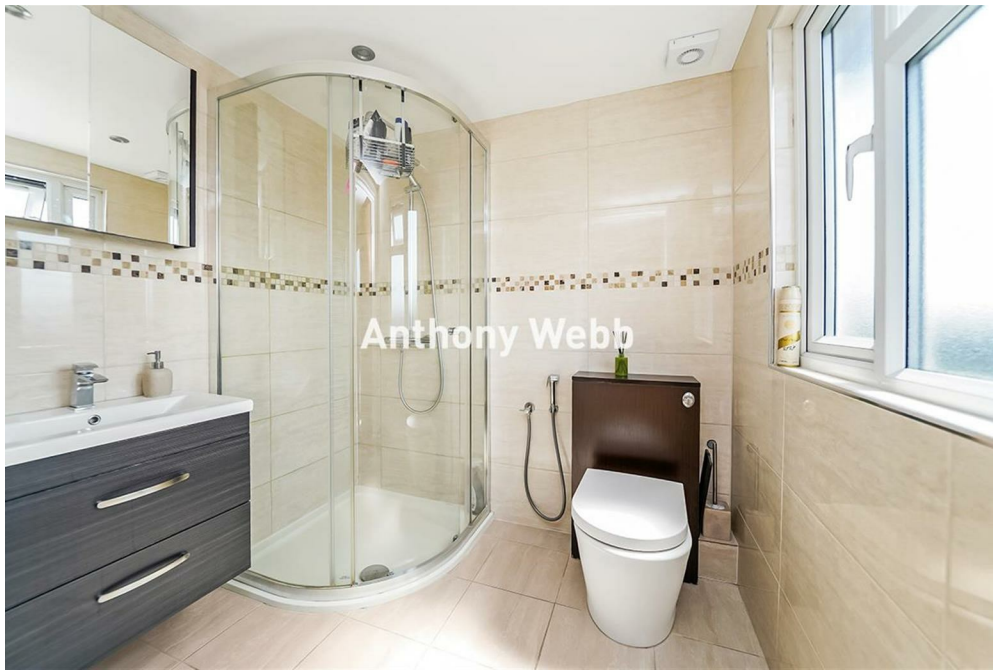
Dorchester Avenue is a popular residential turning located off Munster Gardens within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station and high road is also a short ride away via the W9 bus route on Hedge Lane.

The property consists of a spacious hallway, 28ft through lounge, a modern fitted kitchen/diner, guest ground floor cloakroom, first floor contemporary family shower room, three bedrooms on first floor with a principle bedroom and en-suite shower room via a loft conversion, double glazing, gas central heating, single garage via rear access way, block paved off street parking to front for two cars and 45ft well maintained rear garden.

Council tax band E

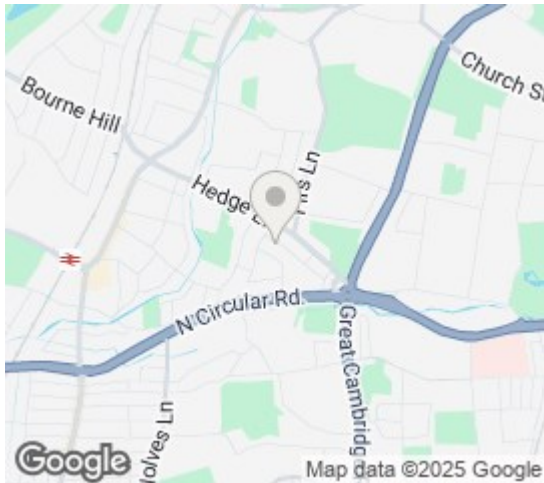
- Four bedrooms
- 1930s built terrace house
- Through lounge
- Extended kitchen/diner
- Two modern shower rooms
- Ground floor cloakroom
- Garage and off street parking
- Rear garden





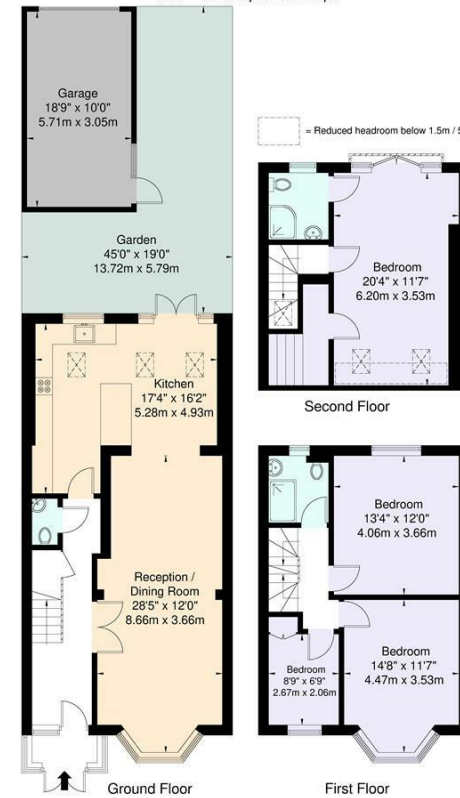
# Dorchester Avenue Palmers Green London N13 5DY

Tenure: Freehold  
Gross Internal Area: 1564.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		74	
(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			

Dorchester Avenue, Palmers Green, N13 5DY  
Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft  
Garage = 17.4 sq m / 187 sq ft  
Total = 162.7 sq m / 1751 sq ft



For Illustration Purposes Only - Not To Scale

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