



Dawlish Avenue, Palmers Green, London, N13
£729,995 Freehold

Anthony Webb
ESTATE AGENTS

Dawlish Avenue, Palmers Green, London, N13

A CHAIN FREE well presented 1930s built extended three bedroom semi-detached house with include a spacious through lounge, an extended kitchen, ground floor w.c, off street parking and a 80ft rear garden.

Dawlish Avenue 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.

Porch to entrance hallway with wood floor • 30ft through lounge with large bay window, fireplace, wood floor and doors to garden • Extended kitchen with door to garden • Ground floor w.c • First floor landing with original stained glass window and access to loft with potential to convert • Two double bedrooms with fitted wardrobes/cupboards and a good size single bedroom • Bath/shower room • Off street parking to front • 80ft rear garden with decked patio area and side access.

- Three bedrooms
- 1930s semi detached house
- Through Lounge
- Extended kitchen
- Ground floor w.c
- Bath/shower room
- Off street parking
- Rear garden



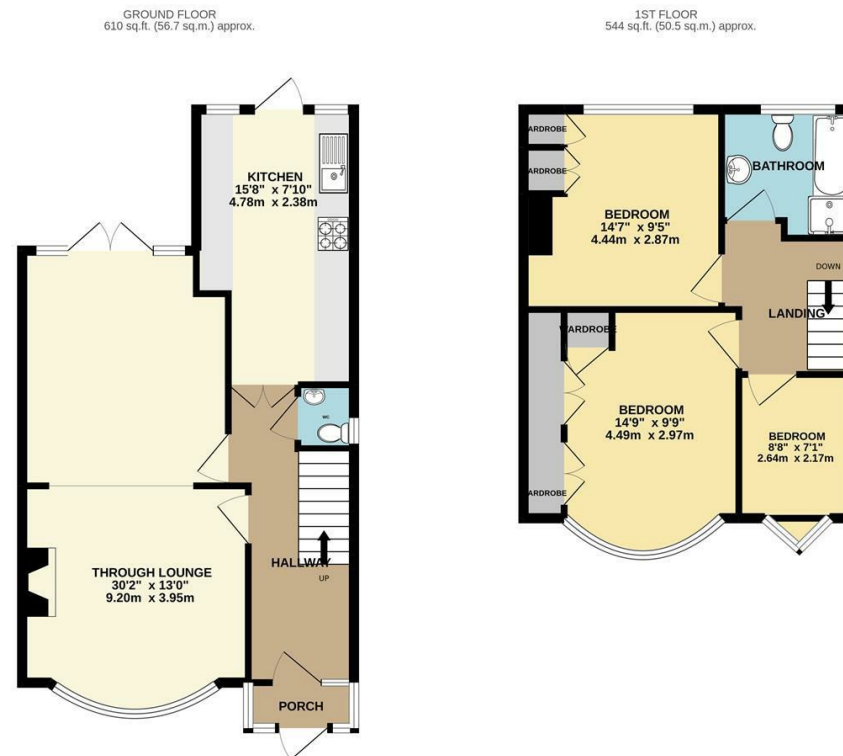


Dawlish Avenue Palmers Green London N13 4HP

Tenure: Freehold
Gross Internal Area: 1154.00 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: 1154 sq.ft. (107.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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