



**Anthony Webb**

**New River Crescent, Palmers Green, N13**  
**Offers In Excess Of £800,000 Freehold**

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ESTATE AGENTS

# New River Crescent, Palmers Green, N13

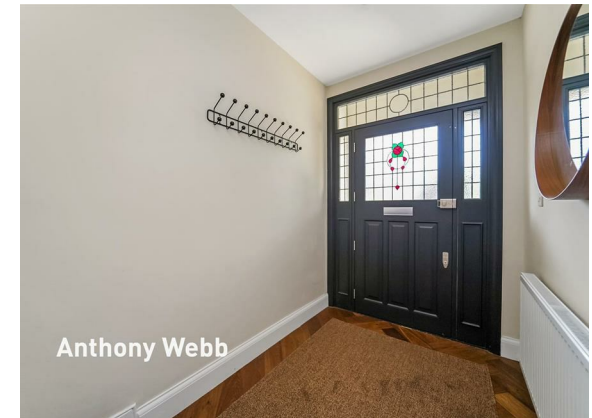
A stunning CHAIN FREE extended three bedroom Edwardian family home offering an impressive 1439 sq ft of bright and open living space across two floors. The seller has renovated the property to a very high standard.

New River Crescent is situated between Hazelwood Lane and Hedge Lane and is ideally located for Palmers Green shops, restaurants and transport links, ideal for those who need easy access into central London. Hazelwood primary school and The New River and Hazelwood recreation ground are only a short walk away.

Attractive stained glass front door. Spacious living room with bay windows. Large modern open plan kitchen/living room with bi-fold doors leading to the rear garden. Separate dining room. Herringbone wooden floors to ground floor. 60ft westerly facing rear garden with decked patio area. Two modern bathrooms. Ornate fireplaces in the largest two bedrooms.

Enfield council Tax Band - E

- Chain Free
- Three Bedrooms
- Attractive stained glass front door
- Open plan kitchen/living area
- Two further reception rooms
- Herringbone wooden floors to ground floor
- 60ft westerly facing rear garden with decked patio area





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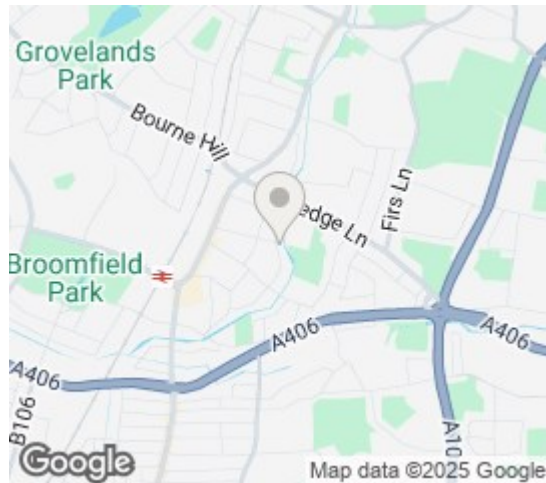
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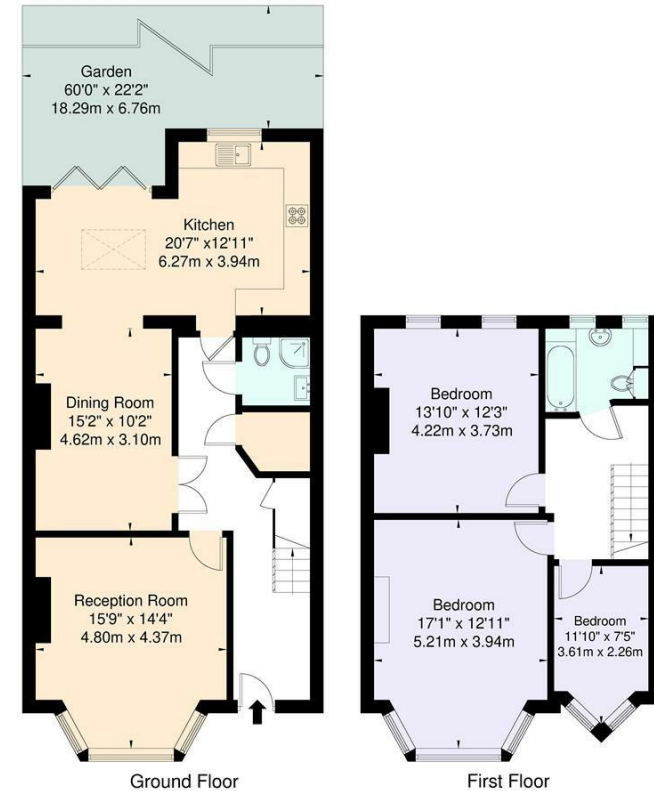
# New River Crescent Palmers Green N13 5RF

Tenure: Freehold  
Gross Internal Area: 1439.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

New River Crescent, N13  
Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft



For Illustration Purposes Only - Not To Scale

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