



Broomfield Lane, Palmers Green, London, N13
£1,050,000 Freehold

Anthony Webb
ESTATE AGENTS

Broomfield Lane, Palmers Green, London, N13

A beautifully presented four bedroom semi-detached house opposite Broomfield Park which has been extended and renovated by the current vendors to create a fantastic family home. The property offers two receptions, a modern kitchen/diner, two bath/shower rooms, a ground floor w.c, off street parking, cellar, garage and garden to rear.

Broomfield Lane is a most popular residential turning located a short walk through the park to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

Council Tax band E • Entrance hallway with stone floor • Front reception with bay window, feature fireplace and stone floor • Rear reception with feature fireplace, stone floor and opening to kitchen/diner • Modern fitted kitchen/diner with granite work surfaces and bi-folding doors to covered terrace/garden • Ground floor guest w.c • First floor landing with large window and stairs to converted loft • Two double bedrooms with modern fitted wardrobes • Good size size single bedroom • Modern family bath/shower room • Converted loft offers a spacious bedroom with dual aspect windows and a modern en-suite shower room • Double glazing • Gas central heating • Off street parking to front • Double garage with power and light to rear • Well maintained south facing block paved rear garden •

- Four bedrooms
- Extended semi-detached house
- Two receptions
- Modern kitchen/diner
- Two modern/bath/shower rooms
- Large cellar/storage space
- Off street parking/garage to rear
- Block paved rear garden





Broomfield Lane Palmers Green London N13 4HB

Tenure: Freehold
Gross Internal Area: 1680.00 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	



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palms Green, London N13 5TJ
020 8882 7888
palmsgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS