



Elmdale Road, Palmers Green, London, N13
£650,000 Freehold

Anthony Webb
ESTATE AGENTS

Elmdale Road, Palmers Green, London, N13

A spacious Edwardian four bedroom plus loft room family home boasting over 1700 sq ft of bright and spacious living space with two large receptions, modern kitchen, cellar, two bath/shower rooms, off street parking and well maintained garden to rear. The property requires some updating.

Elmdale Road is conveniently located off Green lanes and is a few moments walk to Palmers Greens shops, restaurants, Broomfield Park, bus routes and mainline station into Moorgate. Wood Green and Arnos Grove tube stations are also a short bus ride away.

Enfield Council tax band E

- Four bedrooms + loft room
- Semi-detached house
- Two receptions
- Modern kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear Garden





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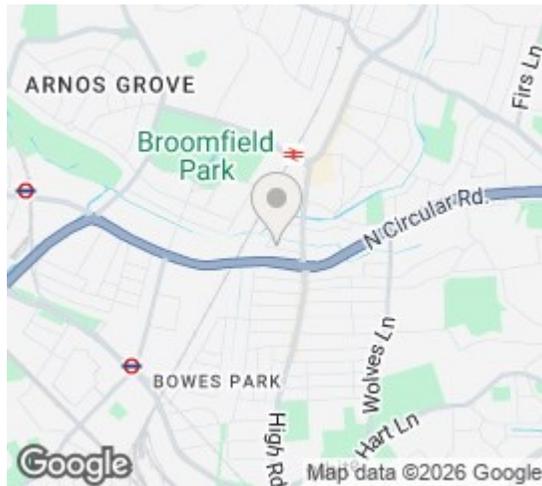
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Tenure: Freehold
Gross Internal Area: 1773.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F		49	
(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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1551 sq ft (144.1 sq m) approx.
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