



Rayleigh Road, London, N13  
Chain Free £575,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Rayleigh Road, London, N13

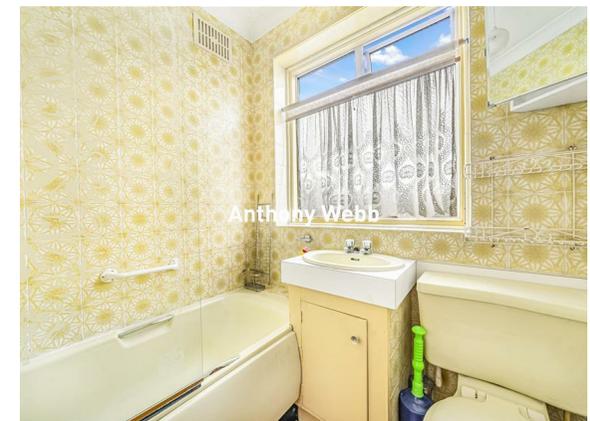
A CHAIN FREE three double bedroom 1930s built family home with a double storey extension to the side and views over Firs Farm Wetlands. The property is well presented and requires modernisation throughout.

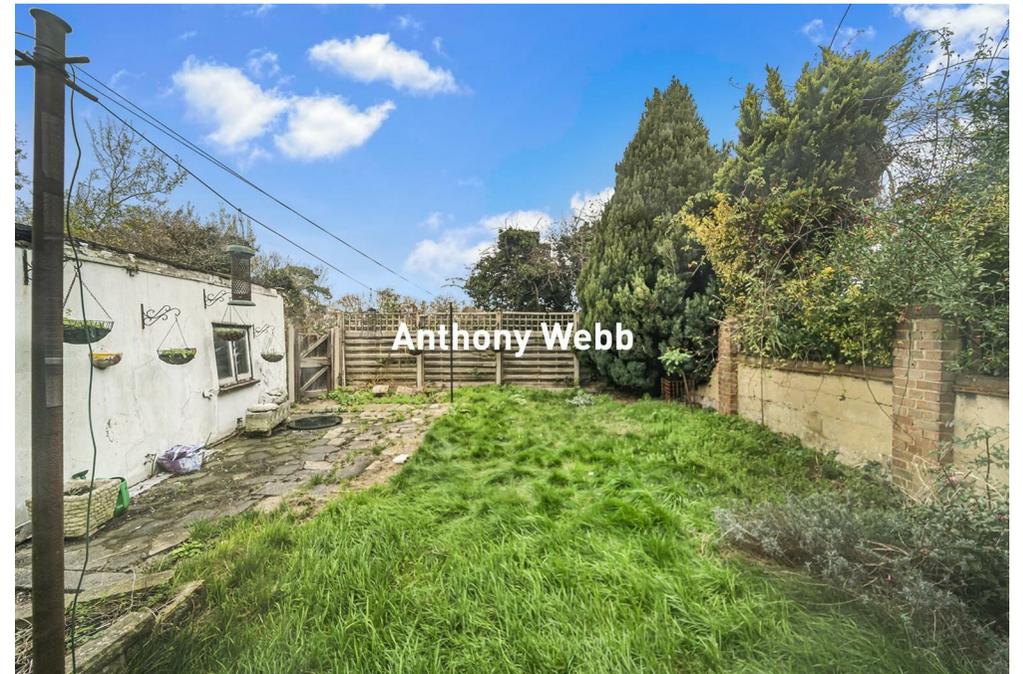
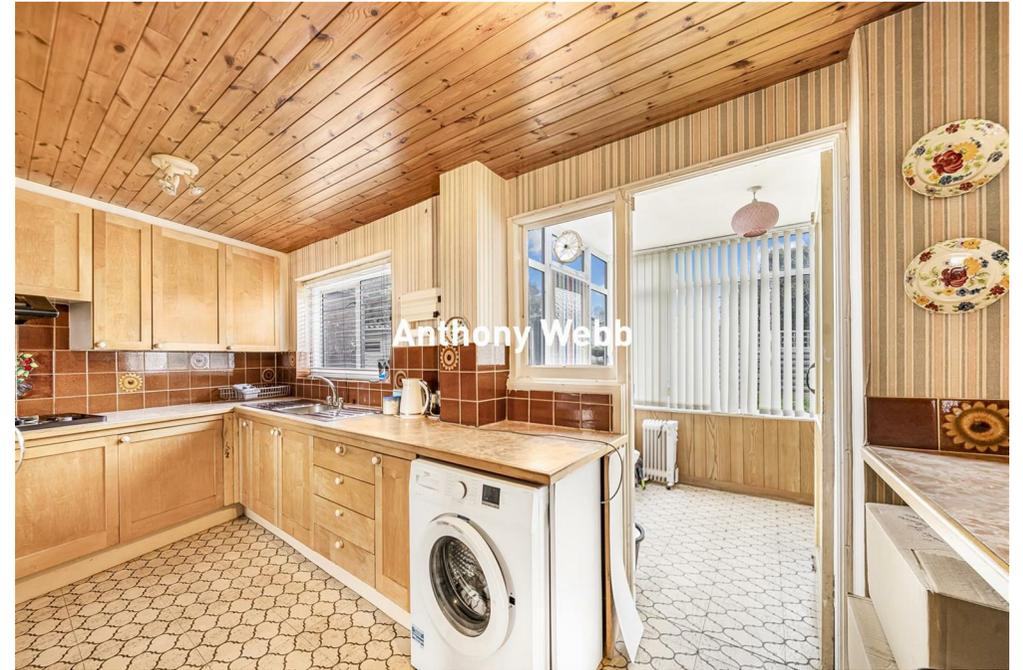
Rayleigh Road is a quiet residential turning located off The Fairway within easy reach of local shops and Palmers Green's high roads shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm primary school and Winchmore secondary school are also a short walk away. The property also has excellent road links into London and beyond via the A10 and A406.

Hallway • Spacious through lounge with bay window • Extended fitted kitchen • Conservatory with door to garden • Large first floor landing with access to loft space and storage cupboard • Three double bedrooms • Family bathroom • Double glazing • Gas central heating • Block paved drive to front • Rear garden and garage via rear service road

Enfield Council Tax Band E

- Three double bedrooms
- End of terrace 1930s built house
- Double storey side extension
- Through Lounge
- Kitchen/diner
- Conservatory
- Off street parking + garage to rear
- Rear garden



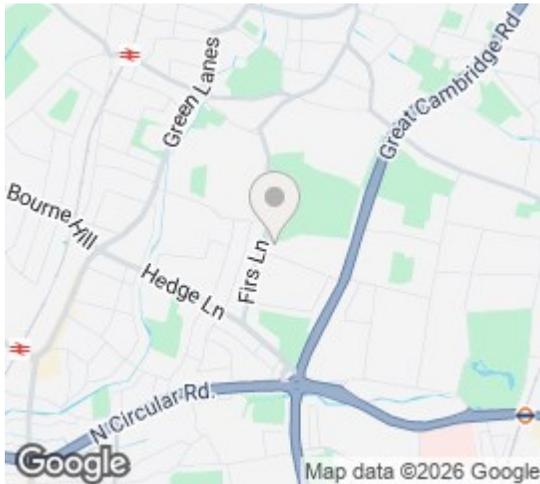


# Rayleigh Road London N13 5QW

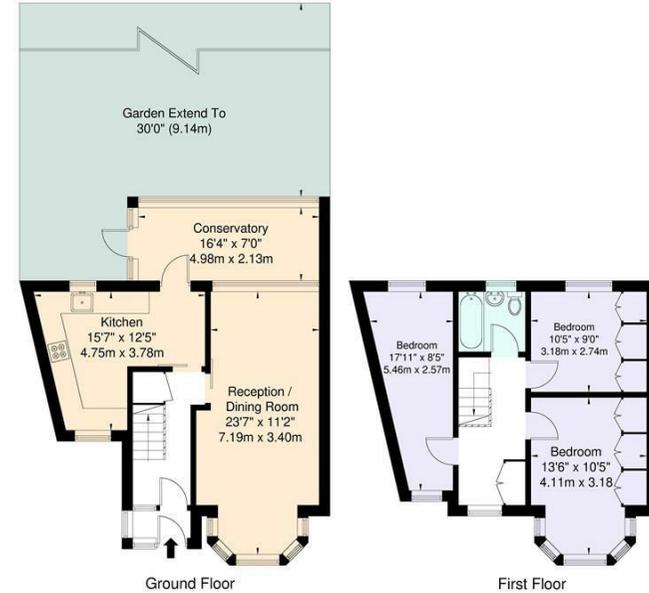
Rayleigh Road, N13 5QW  
Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft



Tenure: Freehold  
Gross Internal Area: 1184.04 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 <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	



For Illustration Purposes Only - Not To Scale

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