



Crestbrook Avenue, Palmers Green, London, N13
£800,000 Freehold

Anthony Webb
ESTATE AGENTS

Crestbrook Avenue, Palmers Green, London, N13

A stunning four bedroom Edwardian end terrace house boasting many original features including a tessellated tiled hallway, a fabulous kitchen/diner, elegant living room with bay window, two bath/shower rooms and a beautiful landscaped rear garden.

This delightful property boasts a spacious 1,441 sq ft of living space over three bright and airy floors, perfect for a growing family.

Crestbrook Avenue is located between Green Lanes and River Avenue and is ideally placed for both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. Southgate underground station is a short ride away via the W6 bus route. The property is within several good school catchments including St Monica's catholic primary school.

Enfield Council Tax Band E

- Four bedrooms
- Edwardian period family home
- End of terrace house
- Living room
- Spacious kitchen/diner
- Two bath/shower rooms
- Close to shops and transport
- Front and rear gardens





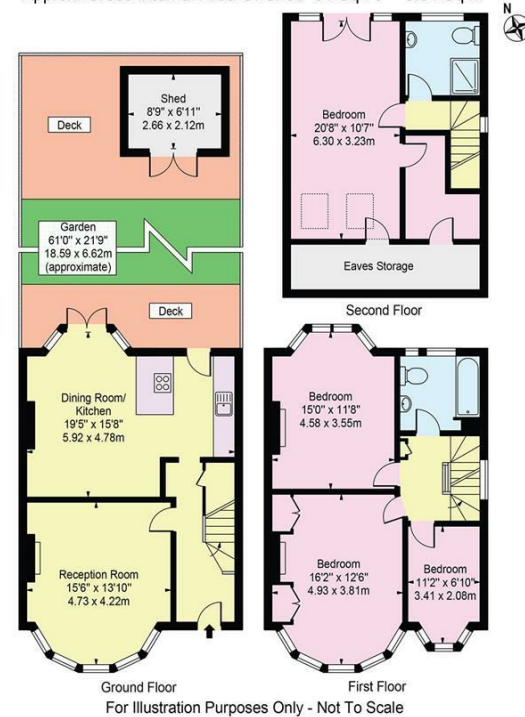
Crestbrook Avenue Palmers Green London N13 5RR

Tenure: Freehold
Gross Internal Area: 1441.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			

Crestbrook Avenue, N13 5RR
 Approx. Gross Internal Area 1525 Sq Ft - 141.68 Sq M
 (Including Eaves Storage, Restricted Height Area & Excluding Shed)
 Approx. Gross Internal Area 1441 Sq Ft - 133.87 Sq M
 (Excluding Eaves Storage, Restricted Height Area & Shed)
 Approx. Gross Internal Area Of Shed 61 Sq Ft - 5.64 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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, Palmers Green, London N13 5TJ
 020 8882 7888
 palmersgreen@anthonywebb.co.uk
 anthonywebb.co.uk

Anthony Webb
 ESTATE AGENTS