



Cranford Avenue, Palmers Green, London, N13
Chain Free £685,000 Freehold

Anthony Webb
ESTATE AGENTS

Cranford Avenue, Palmers Green, London, N13

A CHAIN FREE well presented 1930s built three bedroom semi-detached house requiring updating. Benefits include two receptions, a kitchen/diner, shared drive, front and rear gardens. This property offers great potential to increase the living space by extending to the rear and into the loft space.

Cranford Avenue is a popular, highly sought after residential turning located between Broomfield Avenue and Powys Lane and is a short walk to Broomfield Park and Palmers Greens shops, restaurants and mainline station into Moorgate. Arnos Park and both Arnos Grove and Bound Green underground stations are also within easy walking distance/short bus ride.

Spacious entrance hallway with original double doors with stained glass • Two spacious receptions both with bay windows • Kitchen/diner with door to garden • First floor landing with original stained glass window, large airing cupboard and access to loft • Two double bedrooms with bay windows and a good size single bedroom • Bath room and separate w.c • Double glazing • Gas central heating • Outside w.c • Beautiful and well maintained 80ft rear garden.

- Three bedrooms
- 1930s built semi-detached house
- Two receptions
- Kitchen/diner
- Double glazing/gas central heating
- Bathroom + separate w.c
- Shared drive
- Impressive front and rear gardens



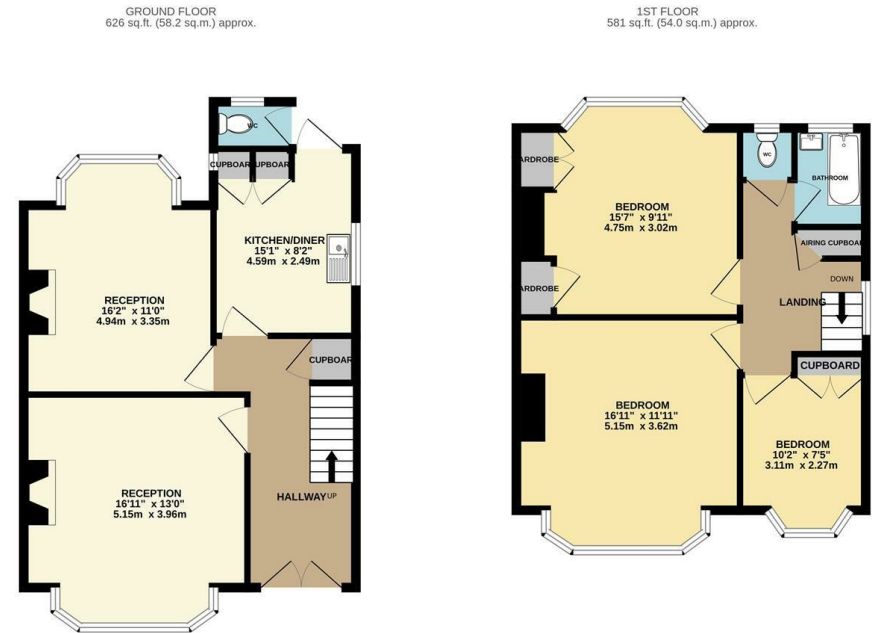


Cranford Avenue Palmers Green London N13 4NY

Tenure: Freehold
Gross Internal Area: 1208.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
Made with Metropix ©2023

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

