



Oaktree Avenue, Palmers Green, London, N13  
Offers In Excess Of £685,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Oaktree Avenue, Palmers Green, London, N13

Beautifully presented extended 1930s three bedroom house offering bright and airy living accommodation with a garden office, off street parking and south facing rear garden.

Oaktree 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.

Original storm porch leading to front door and hallway • Front reception with bay window, wood floor and feature fireplace • Spacious extended kitchen/diner with modern fitted kitchen, exposed brick feature wall and bi-fold doors to garden • Utility room with guest w.c • First floor landing with access to loft space (potential to convert) • Modern family bathroom • Two double bedrooms • One single bedroom • Double glazing • Gas central heating • Block paved drive providing off street parking for two cars • Garden office/storage • South facing rear garden.

Enfield Council Tax Band E

- Three bedrooms
- Extended family home
- Living room
- Kitchen/diner
- Utility/guest w.c
- Garden office
- Off street parking
- South facing rear garden





# Oaktree Avenue Palmers Green London N13 5RW

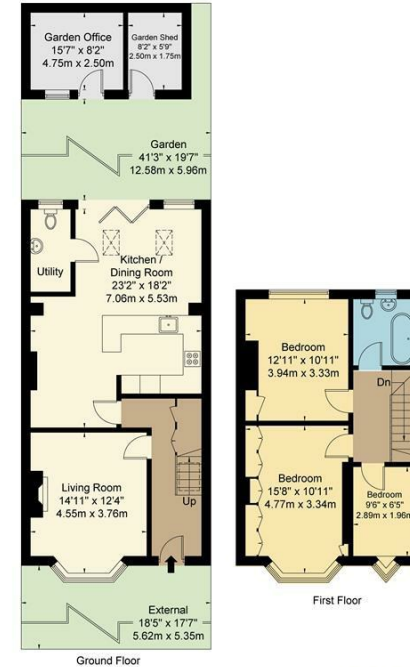
Tenure: Freehold  
Gross Internal Area: 1184.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Oaktree Avenue N13 5RW

Approx Gross Internal Area = 110 sq m / 1184 sq ft  
Garden Office & Garden Shed = 11.9 sq m / 128 sq ft  
Total = 121.9 sq m / 1312 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

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