



Lightcliffe Road, Palmers Green, London, N13  
Offers In Excess Of £585,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Lightcliffe Road, Palmers Green, London, N13

A well presented, chain free, three bedroom terraced family home. The property is sold with an on-street separate garage with the potential for a parking space. Internally, the house comprises of a generously sized open-plan through lounge, with double glazed bay windows and doors to the kitchen/diner in the rear extension.

The house benefits from a spacious hallway and first floor landing, with the potential for a loft conversion (STPP). There are two good size double bedrooms and a single bedroom, as well as a family bathroom and rear garden. Offering 1,300sq.ft, the house has a bright and spacious feel throughout.

The property falls within a range of good School catchment areas such as Hazelwood Primary and St Monica's Primary. Located a short walk from Palmers Green BR station (Moorgate), good bus links to Southgate underground station as well as Hazelwood Recreational Ground and Broomfield Park being just a short walk away.

Council Tax band E

- Three bedrooms
- On street garage
- In need of modernisation
- Chain free
- Rear extended kitchen diner
- Close to train station
- Paved rear garden
- Good school catchments



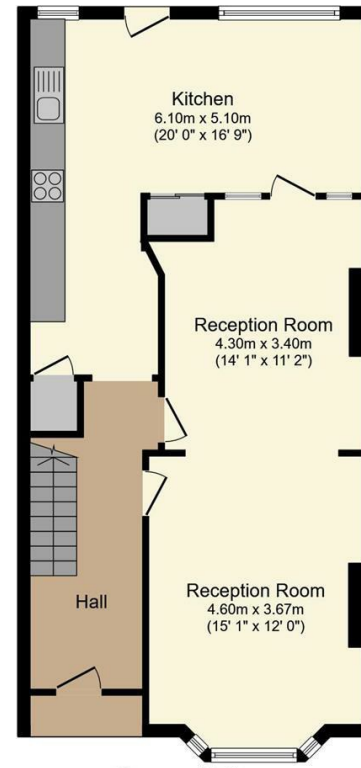


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 London  
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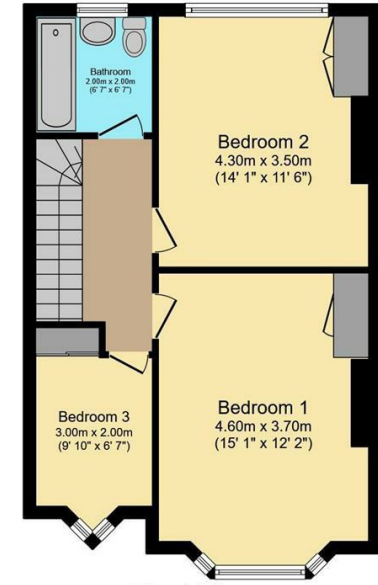
Tenure: Freehold  
 Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			



Ground Floor



First Floor

Total floor area 120.8 sq.m. (1,300 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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