



Lightcliffe Road, London, N13
£599,995 Freehold

Anthony Webb
ESTATE AGENTS

Lightcliffe Road, London, N13

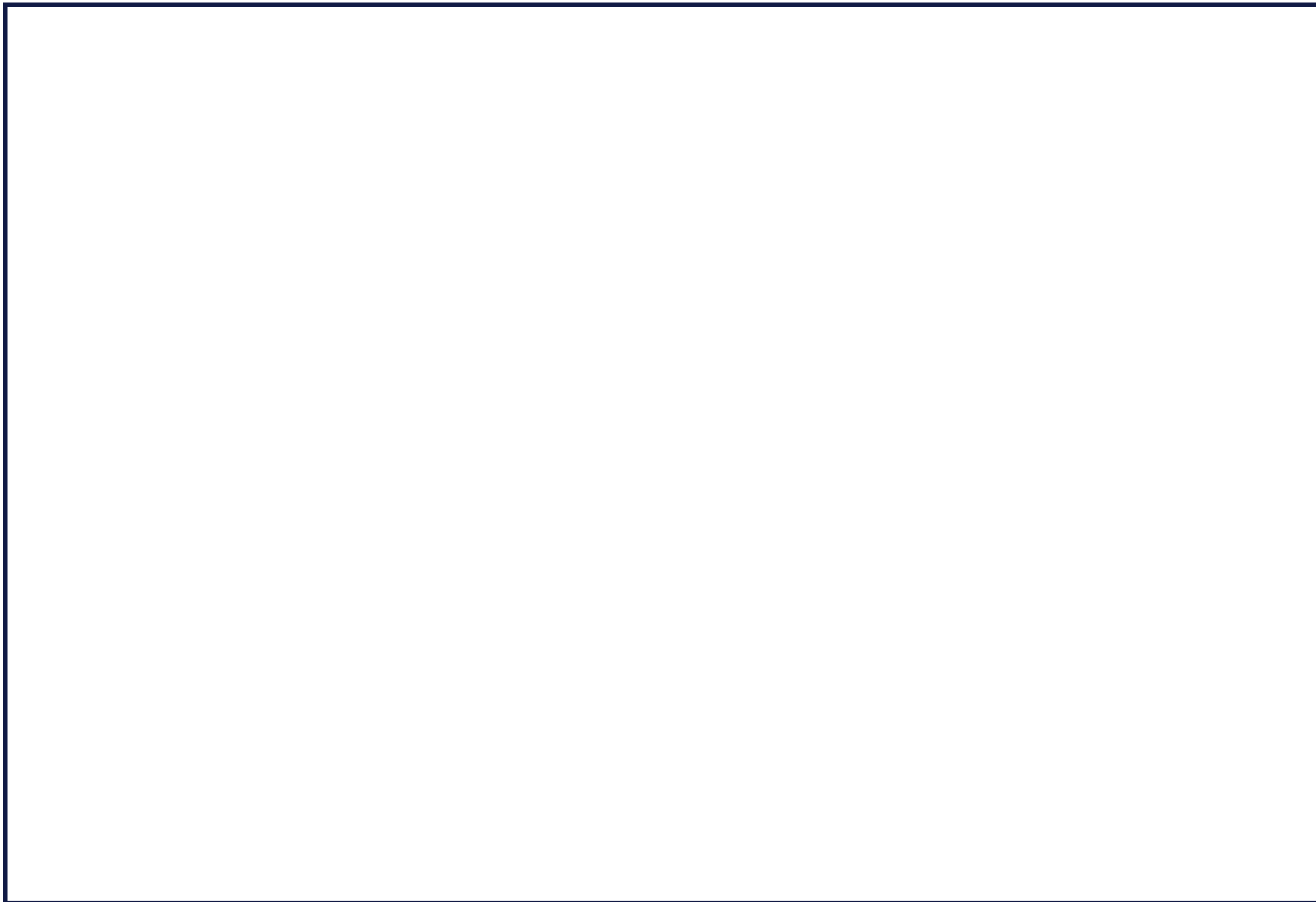
An extended three double bedroom Edwardian mid terrace house requiring full updating offering great potential to create a wonderful family home. The property consists of three receptions, morning room, kitchen, ground floor bathroom, first floor shower room, loft space, front and rear gardens.

Lightcliffe Road is situated between Hazelwood Lane and Hedge Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood primary school, Broomfield Park, The New River and Hazelwood recreation ground area are also short walk away.

Enfield Council Tax Band E

- Three bedrooms
- Edwardian terrace house
- Three receptions
- kitchen/breakfast room
- Two bath/shower rooms
- Full modernisation required
- Front and rear gardens
- Close to Hazelwood Primary School





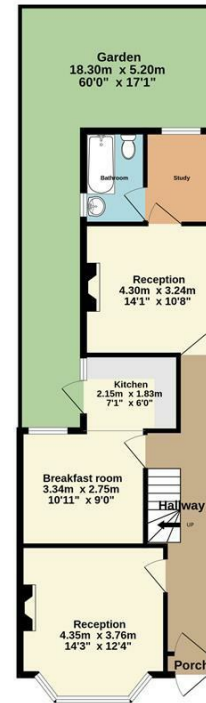
Lightcliffe Road London N13 5HD

Tenure: Freehold
Gross Internal Area: 1350.00 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 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	

Ground floor
67.5 sq.m. (727 sq.ft.) approx.



1st floor
57.9 sq.m. (623 sq.ft.) approx.



TOTAL FLOOR AREA: 125.4 sq.m. (1350 sq.ft.) approx.
While 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 guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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