



**Chimes Avenue, Palmers Green, London, N13**  
**Offers In Excess Of £620,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Chimes Avenue, Palmers Green, London, N13

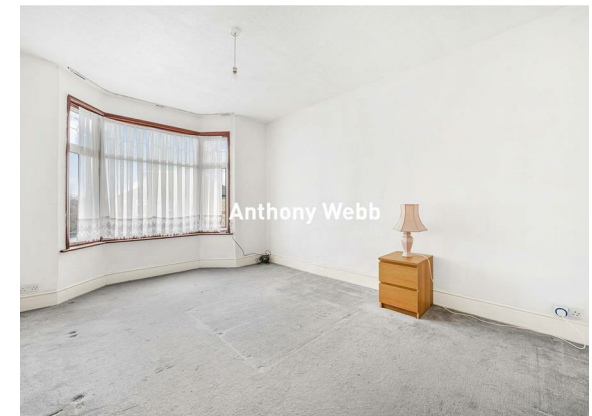
A chain free extended three bedroom terraced house benefiting from two interconnecting receptions, a kitchen/diner, two bath/shower rooms and front/rear gardens.

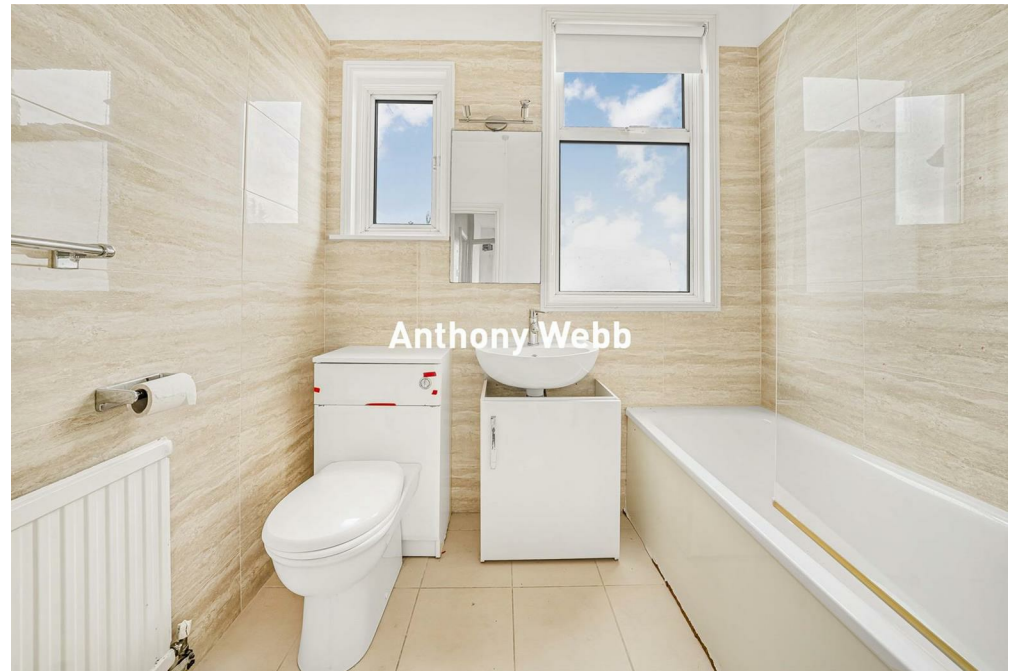
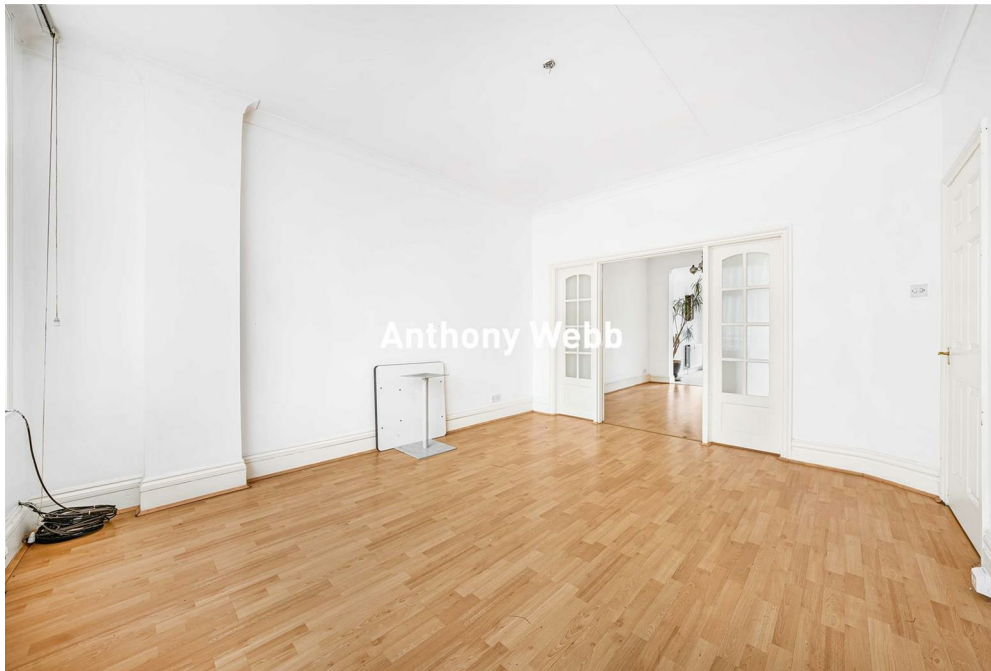
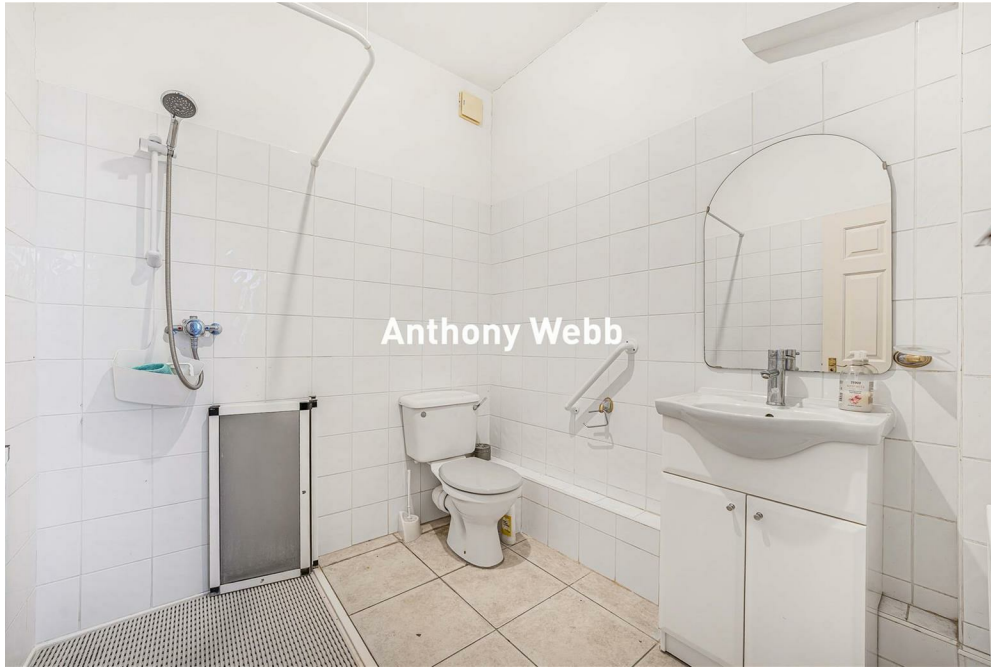
Chimes Avenue is a popular residential turning between Hazelwood Lane and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also minutes' away.

Porch • Hallway • Two good size interconnecting receptions • Extended kitchen/diner with doors to garden • Ground floor shower room • First floor landing with access to loft space (potential to convert subject to usual consents) Two double bedrooms and one single bedroom • Family bathroom • Double glazing • Gas central heating • Front garden • Rear garden backing onto the New River.

Enfield council tax band E

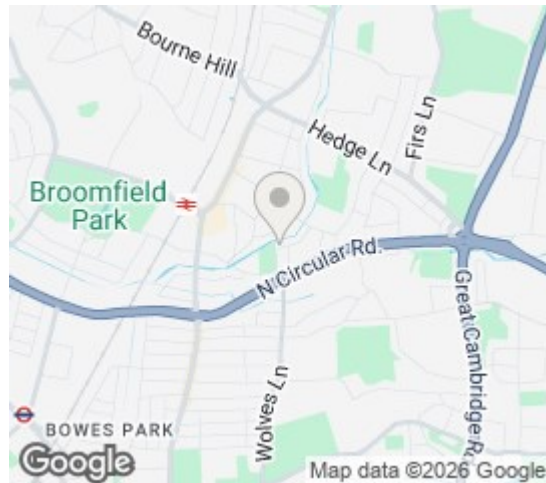
- Three bedrooms
- Extended terrace house
- Two interconnecting receptions
- Two bath/shower rooms
- Kitchen/diner
- Close to shops/transport
- Double glazing/Gas central heating
- Front and rear gardens





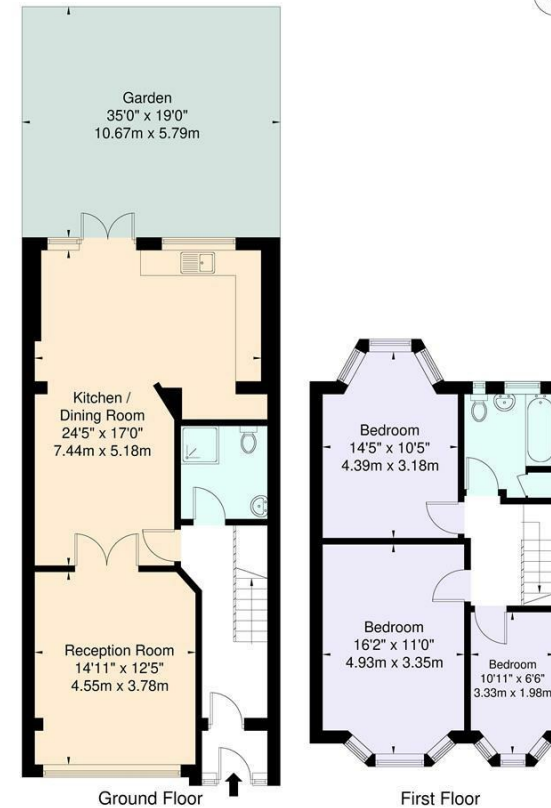
# Chimes Avenue Palmers Green London N13 5HT

Tenure: Freehold  
Gross Internal Area: 1220.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(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			

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Approximate Gross Internal Area = 113.4 sq m / 1220 sq ft



For Illustration Purposes Only - Not To Scale  
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