



**Farndale Avenue, Palmers Green, London, N13**  
**£575,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Farndale Avenue, Palmers Green, London, N13

A beautifully presented three bedroom semi-detached house located in a quiet tree lined Avenue close to Palmers Green's shops, restaurants, bus routes and mainline station.

The property benefits from a spacious hallway opening to a living room with doors to an Orangery • A dining room opening to a fitted kitchen • A ground floor cloak room • A modern family bathroom on the first floor • Two double bedrooms and one good size single bedroom • Double glazing • Gas central heating • Off street parking for two cars • Side access and a well maintained 55ft x 24ft south facing rear garden with paved patio area and large shed. An internal inspection is essential to fully appreciate this lovely family home.

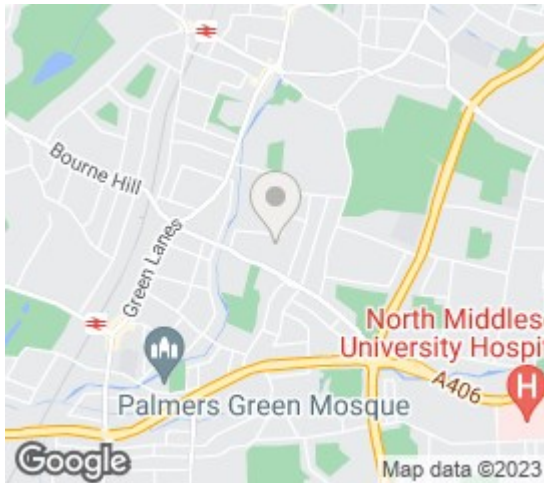
- Three bedrooms
- Semi-detached house
- Two receptions
- Orangery
- Kitchen and bathroom
- Ground floor w.c
- Off street parking for two cars
- Well maintained Rear Garden



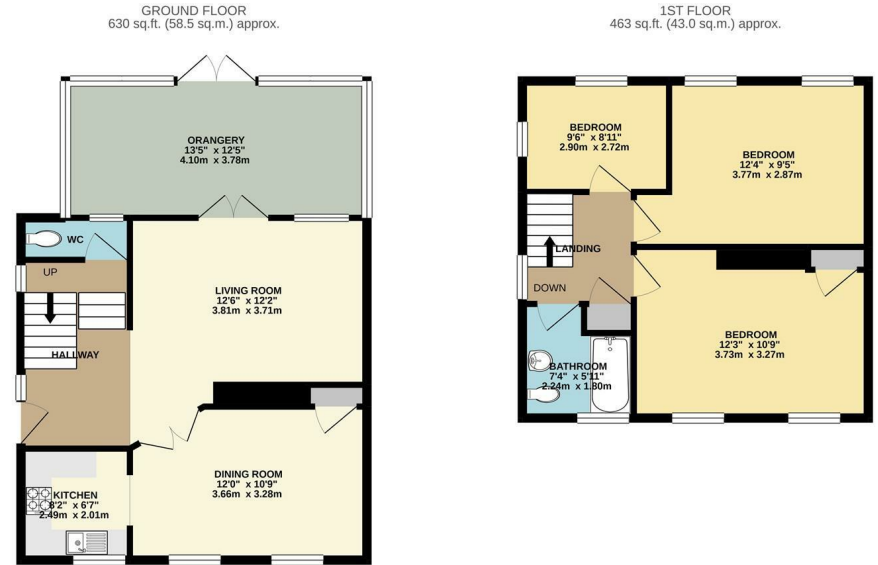


**Farndale Avenue  
Palmers Green  
London  
N13 5AG**

Tenure: Freehold  
Gross Internal Area: 1093.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1093 sq ft (101.5 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 misstatement. 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 as to their operability or efficiency can be given.  
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