



Birch Avenue, Palmers Green, London, N13
Offers In Excess Of £700,000 Freehold

Anthony Webb
ESTATE AGENTS

Birch Avenue, Palmers Green, London, N13

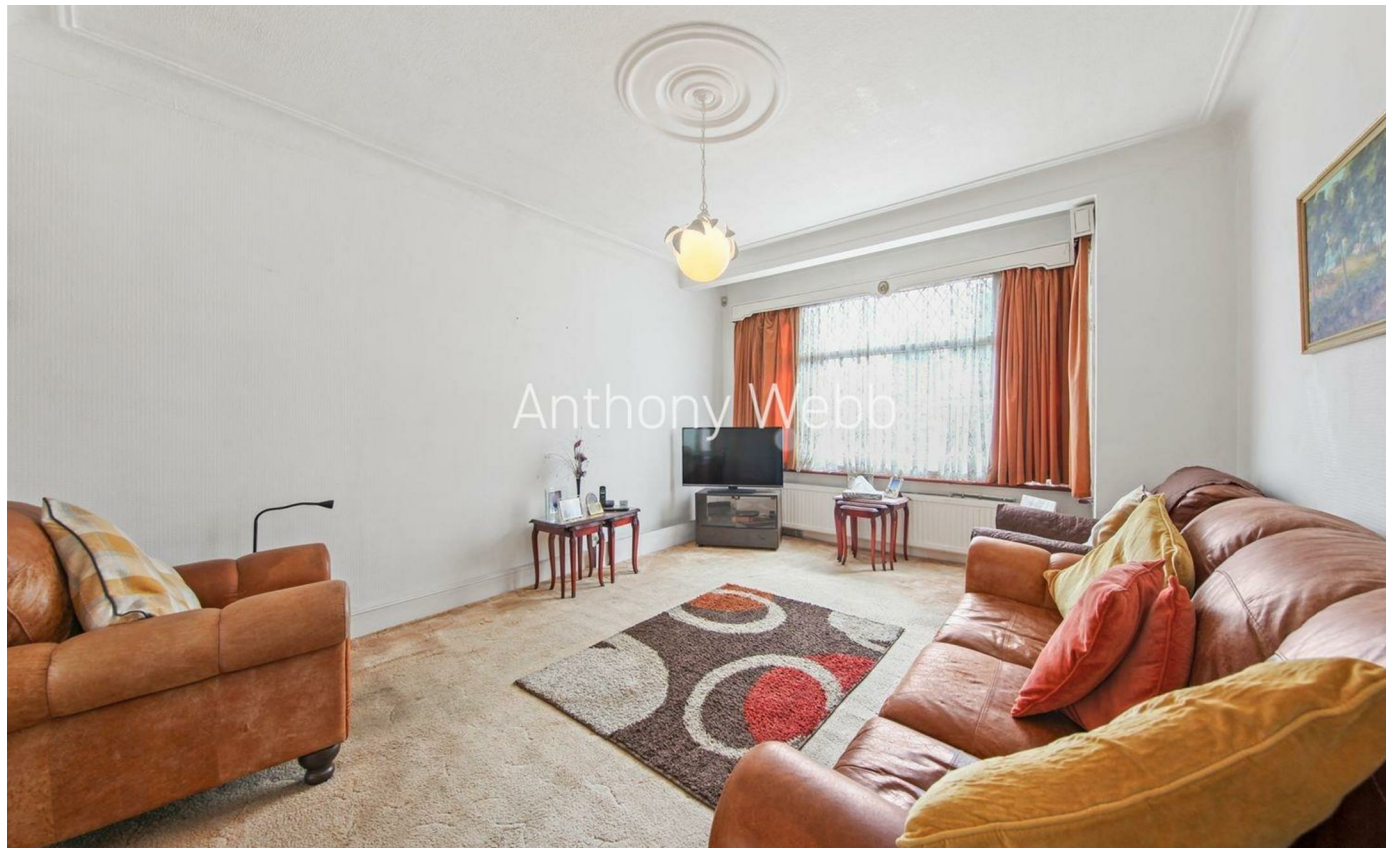
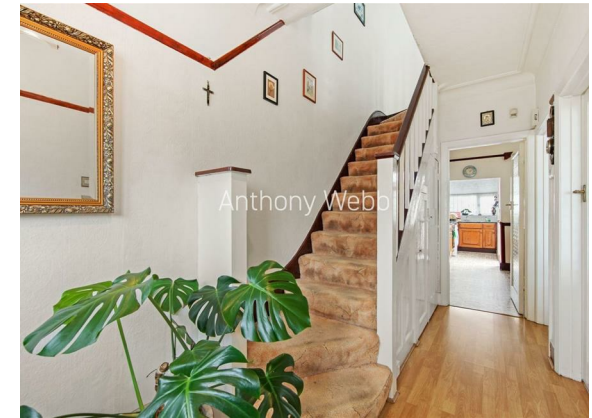
Well presented 1930s built extended end of terrace family home with annexe/studio built to side occupying the corner plot of this popular residential turning. Combined the property offers four bedrooms and two bath/shower rooms.

Birch Avenue is a quiet residential turning located between Ash Grove and The Larches and is conveniently situated for both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. There are several schools nearby including the outstanding Highfield primary school and Winchmore Secondary school.

Good size hallway with original double doors • Through Lounge • Fitted kitchen • Conservatory • Ground floor annexe/studio consists of a good size living/sleeping space, a kitchen area and bathroom • The first floor consists of two double bedrooms, one single bedroom, family bathroom and loft space with potential to convert • Double glazing • Gas central heating • Off street parking to front for several cars • Garage via rear access • Well presented paved rear garden.

Enfield Council tax band E

- Four bedrooms
- 1930s end of terrace house
- Annexe/studio to side
- Through lounge
- Conservatory
- Off street parking
- Garage to rear
- Rear garden





**Birch Avenue
Palmers Green
London
N13 5AT**

Tenure: Freehold
Gross Internal Area: 1689.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

Birch Avenue, N13 5AT

Approx. Gross Internal Area = 156.9 sq m / 1689 sq ft
Garage = 28.2 sq m / 303 sq ft
Total = 185.1 sq m / 1992 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

