



Anthony Webb

**The Larches, Palmers Green, London, N13**  
**£729,995 Freehold**

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ESTATE AGENTS

# The Larches, Palmers Green, London, N13

A stunning four bedroom 1930s built end of terrace house which has been extended and refurbished to create a beautiful family home. Features include a spacious through lounge, modern extended kitchen/diner, one modern shower room, one modern family bathroom and off street parking and rear garden.

The Larches is a popular residential turning located between Barrowell Green and Hedge Lane 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.

Entrance hallway with wood floor and door to guest w.c • 26ft Through lounge with wood floor and bay window with bespoke shutters • Extended kitchen/diner with modern kitchen and contemporary sliding doors to rear garden • First floor landing with stairs to second floor • Two double bedrooms with wood floors and bay windows with bespoke shutters • Good size single bedroom/office with wood floor and bespoke shutters • Modern family bathroom • The converted loft offers a well proportioned main bedroom with Juliette balcony, wood floor and modern shower room • Double glazing • Gas central heating • Off street parking for two cars • Well maintained rear garden with decked patio area and out building with power and light. Council tax band E

- Four bedrooms
- End of terrace house
- Two receptions
- Extended modern kitchen/diner
- Modern shower room
- Modern family bathroom
- Ground floor w.c
- Off street parking
- Rear garden





# The Larches Palmers Green London N13 5AX

Tenure: Freehold  
Gross Internal Area: 1441.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(27-38) 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(27-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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