



**Hazel Close, Palmers Green, London, N13**  
**£625,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Hazel Close, Palmers Green, London, N13

Well presented extended 1930s built end of terrace house which offers four bedrooms and two bath/shower rooms over three bright and airy floors.

Hazel Close is a quiet residential cul-de-sac turning located in the popular New Park Estate within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away.

Hallway • Through lounge with bay window • Modern kitchen/diner with doors to garden • The first floor consists of two double bedrooms with fitted wardrobes and one single bedroom • Modern family bathroom • The converted loft offers a further double bedroom and a modern shower room • Double glazing • Gas central heating • Off street parking to front subject to council consent • Double garage to rear with power and light • Well maintained rear garden with side access.

Enfield Council  
Tax Band E

- Four bedrooms
- 1930s built end of terrace house
- Through Lounge
- Extended kitchen/diner
- Two modern bath/shower rooms
- Double glazing/gas central heating
- Double garage + hardstanding to front
- Rear garden



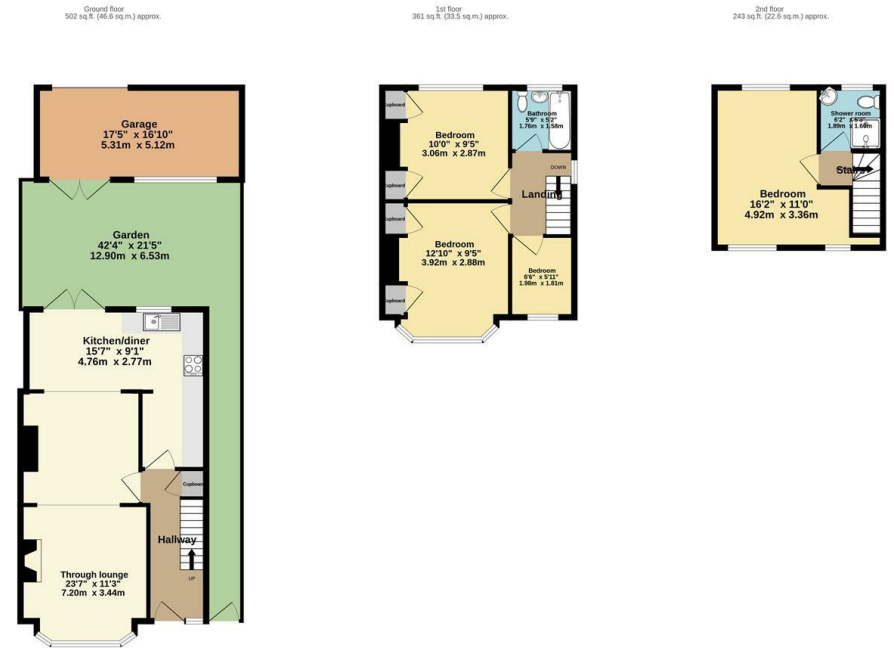


# Hazel Close Palmers Green London N13 5NJ

Tenure: Freehold  
Gross Internal Area: 1105.00 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			
(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			
(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			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 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 mis-statement. 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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