



**Munster Gardens, Palmers Green, London, N13**  
**£575,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Munster Gardens, Palmers Green, London, N13

A beautifully presented three bedroom 1930s built terrace house offering two spacious receptions, modern kitchen, modern bath/shower room, hard standing to front, brick out building to rear and well maintained rear garden.

Munster Gardens is a popular residential turning located off Hedge Lane within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short ride away via the W9 bus route.

Hallway with under stairs cupboard • Living room with bay window and fireplace • Dining room with wood flooring and doors to garden • Galley kitchen with wood work surfaces, integral appliances and door to garden • First floor landing with access to loft (potential to convert) • Two double bedrooms with built in wardrobes • Single bedroom • Modern family bath/shower room • Double gazing • Gas central heating • Paved hardstanding to front • Brick built outhouse to rear • Rear garden with paved patio area, outside w.c and lawn area • Gated Rear Access •

Enfield council tax band E

- Three bedrooms
- 1930s built terrace house
- Two receptions
- Modern Galley kitchen
- Modern bath/shower room
- Gas central heating
- Off street parking
- Rear garden





# Munster Gardens Palmers Green London N13 5DT

Tenure: Freehold  
Gross Internal Area: 1067.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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 <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	

## Munster Gardens, N13 5DT

Approx Gross Internal Area = 99.2 sq m / 1067 sq ft  
Outbuilding = 17.7 sq m / 190 sq ft  
Total = 116.9 sq m / 1257 sq ft



Ref

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