



**Birch Avenue, Palmers Green, London, N13**  
**Chain Free £725,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Birch Avenue, Palmers Green, London, N13

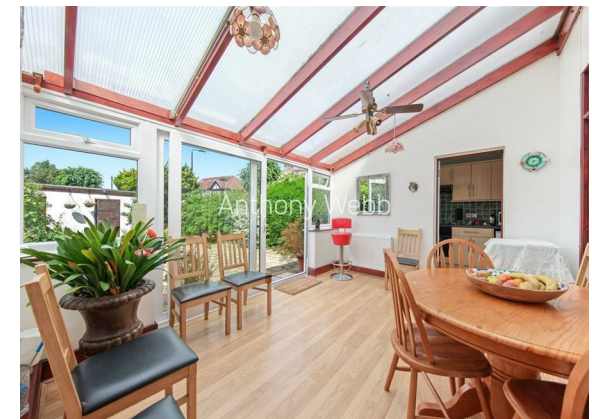
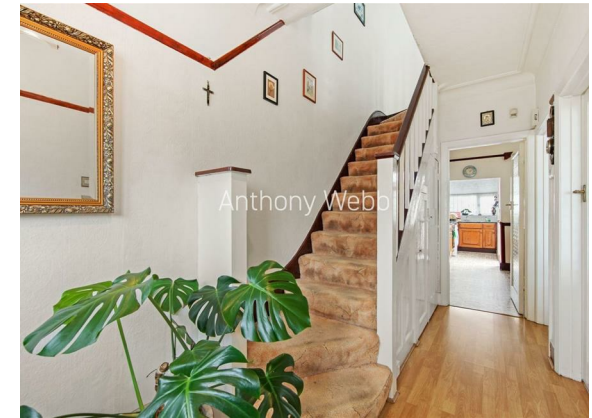
Well presented 1930s built extended end of terrace family home with annexe/studio built to side occupying the corner plot of this popular residential turning. Combined the property offers four bedrooms and two bath/shower rooms.

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

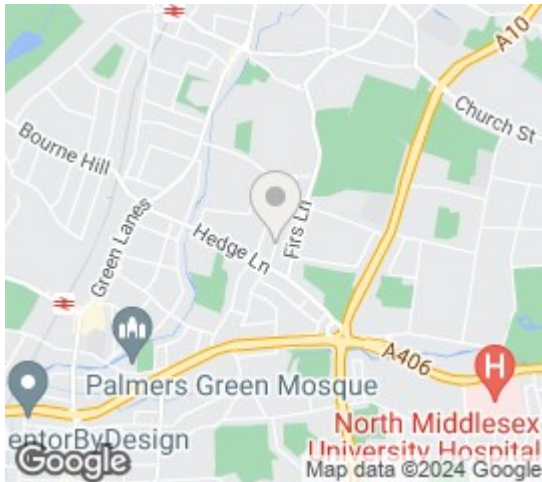
- Four bedrooms
- 1930s end of terrace house
- Annexe/studio to side
- Through lounge
- Conservatory
- Off street parking
- Garage to rear
- Rear garden





**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) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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  
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