



Cranley Gardens, Palmers Green, London, N13
Chain Free £899,995 Freehold

Anthony Webb
ESTATE AGENTS

Cranley Gardens, Palmers Green, London, N13

A well maintained original four bedroom Edwardian house retaining a wealth of period features and offering bright and spacious living space over two floors. The house has great potential to extend to the rear and into the loft space subject to usual consents.

Cranley Gardens is a quiet residential turning running between Fox Lane and Bourne Hill and is conveniently located for Palmers Green's shops, restaurants, bus routes and mainline station into Finsbury Park and Moorgate. Southgate underground and bus station is a short ride away via the W9 bus route. Both Broomfield and Grovelands park are also within easy walking distance. There are several good schools nearby including St Monica's Catholic Primary School.

Front garden leading to front door • Good size hallway with original tessellated tiled floor and staircase • Front reception with original fireplace ceiling features and bay window • Rear reception with original fireplace, ceiling features and French doors to garden • Spacious kitchen/breakfast room with fitted units and original dresser • Landing with large cupboard and access to loft with pull down ladder • Main bedroom fitted wardrobes and large bay window • Three further good size bedrooms with fitted wardrobes/storage • Bathroom with separate w.c • Gas central heating with modern boiler • Rear garden measuring 75ft x 22ft.

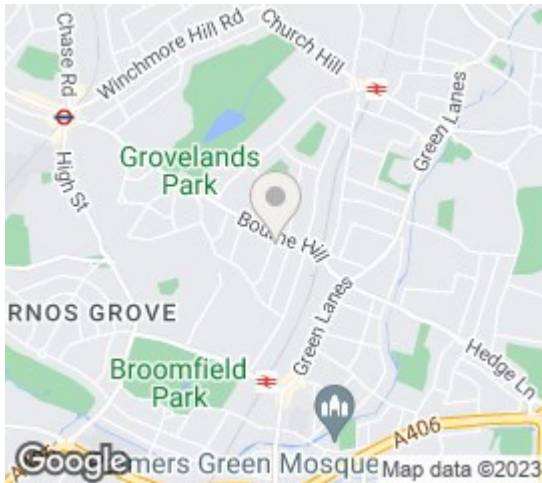
- Four bedrooms
- Edwardian terrace house
- Two spacious receptions
- Kitchen/breakfast room
- bathroom+w.c
- Many period features
- Close to shops/stations
- Front and rear gardens





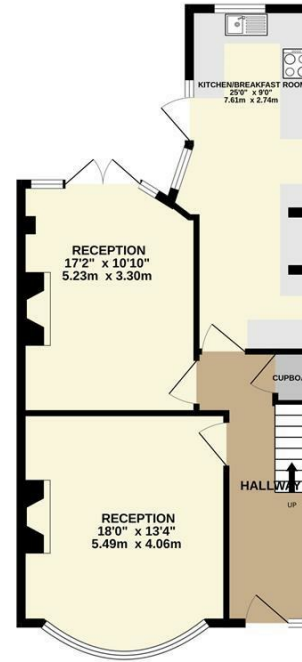
Cranley Gardens Palmers Green London N13 4LS

Tenure: Freehold
Gross Internal Area: 1489.00 sq ft

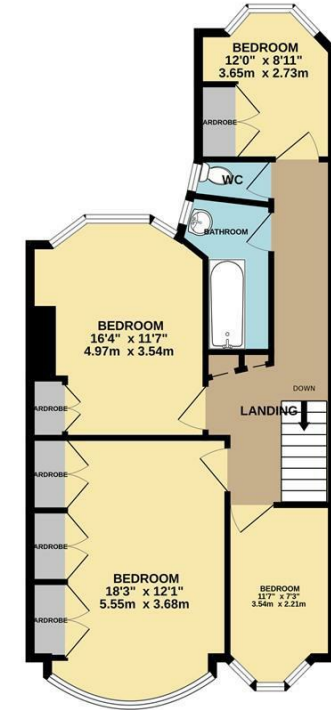


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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	

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metrepx ©2023

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

Anthony Webb
ESTATE AGENTS