



**Norfolk Close, Palmers Green, London, N13**  
**Chain Free £600,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Norfolk Close, Palmers Green, London, N13

A well presented extended four bedroom semi-detached house offering bright and spacious living accommodation over three floors with secluded rear garden and off street parking.

Norfolk Close is a quiet residential cul-de-sac turning located off Norfolk Avenue providing easy access to both Palmers Green and Wood Green shops, restaurants, bus routes and mainline/underground stations. There are several good schools nearby including Oakthorpe Primary School, St Thomas More Catholic Secondary School and Woodside High School. Green space is well catered for with Tottenham Recreation ground a short walk a way.

Entrance hallway via front door to the side • Spacious living room to front with large bay window and laminate floor • Rear dining/sitting room with large under stairs cupboard and laminate floor opening to a fitted kitchen with door to garden • First floor landing with storage cupboard and stairs to second floor • Generous master bedroom with large bay window • Second bedroom • Family bathroom • The converted loft consists of two good size bedrooms, one with fantastic views over the London skyline and eaves storage space and one with a Juliette balcony • Separate w.c • Double glazing • Gas central heating • Off street parking via shared drive • Rear garden measuring 47ft x 20ft.

Haringey Council Tax Band D

- Four bedrooms
- Semi-detached house
- Two receptions
- Extended kitchen/diner
- Family bathroom+separate w.c
- Double glazing/gas central heating
- Off street parking via shared drive
- Rear garden





# Norfolk Close Palmers Green London N13 6AN

Tenure: Freehold  
Gross Internal Area: 1194.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1194 sq ft. (110.9 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix (2022)

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