

FOR SALE



Firs Lane, Palmers Green, London, N13
£550,000 Freehold

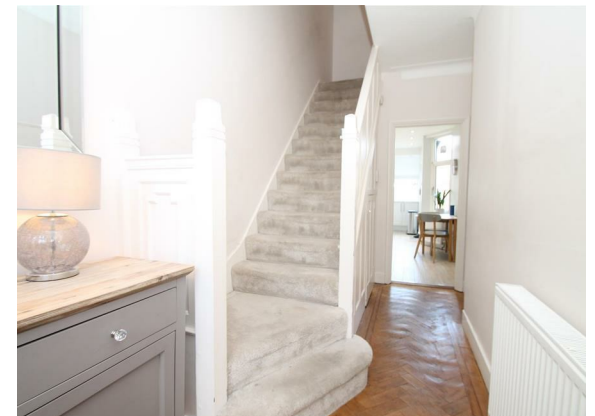
Anthony Webb
ESTATE AGENTS

Firs Lane, Palmers Green, London, N13

Beautifully presented round bay 1930s built family home located close to local shops, bus routes and Firs Farm wetlands. Take a look at our virtual tour.

Three bedrooms • Hallway with original stained glass front door and parquet wood floor • Spacious through lounge with doors to garden • Modern kitchen/diner • Modern bath/shower room • Loft space with potential to convert • Double glazing • Gas central heating • Single garage (18ft x 8ft) via rear access • Off street parking to front • Rear garden (64ft x 19ft) • Catchment area for Firs Farm Primary school and Winchmore Secondary school • Community tennis courts.

- Three bedrooms
- 1930s built house
- Through Lounge
- Modern kitchen
- Modern bath/shower room
- Off street parking
- Garage
- Rear garden





**Firs Lane
Palmers Green
London
N13 5QF**

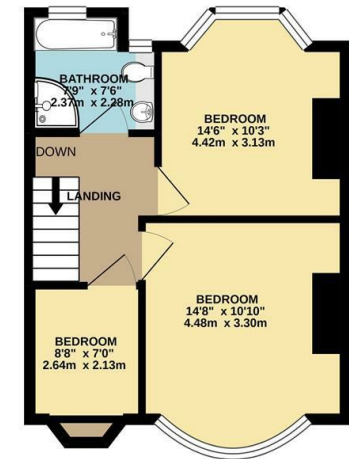
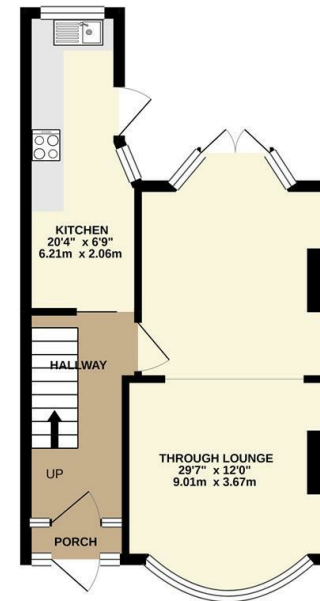
Tenure: Freehold
Gross Internal Area: 958.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
(82 plus) A			87
(61-81) B			
(39-60) C			
(15-48) D		64	
(9-34) E			
(1-13) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 958sq.ft. (89.0 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.
Made with Merge 10/2019

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