



Hazelwood Lane, Palmers Green, London, N13  
£675,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Hazelwood Lane, Palmers Green, London, N13

Well presented round bay Edwardian terrace house offering a perfect blend of period charm and modern convenience. The property boasts three bedrooms, two interconnecting receptions, fitted galley kitchen, modern bath/shower room, front and rear gardens.

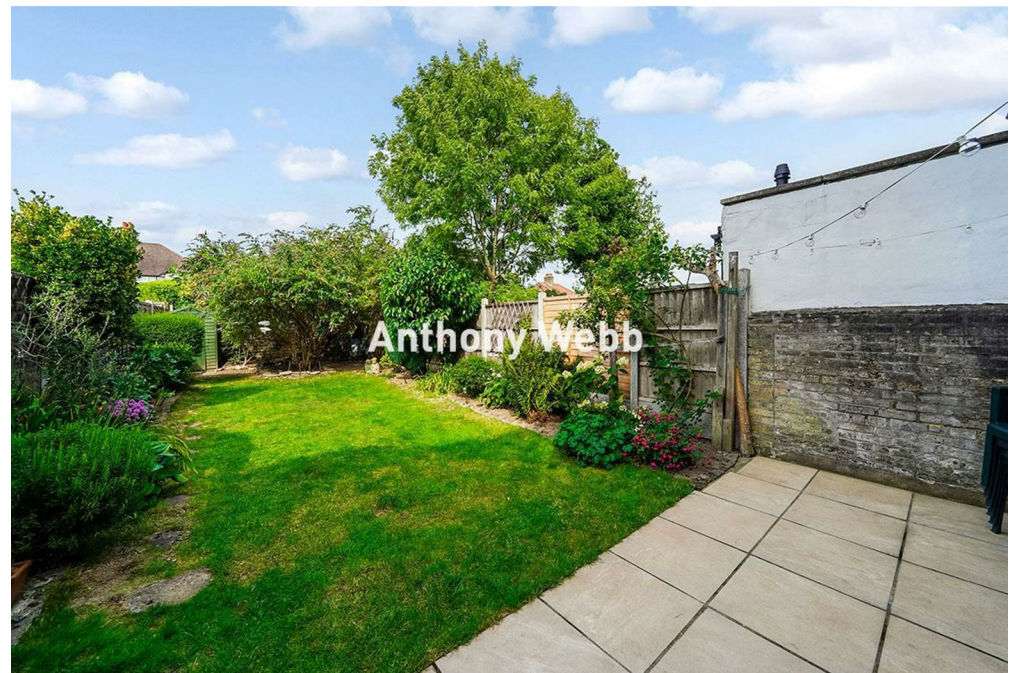
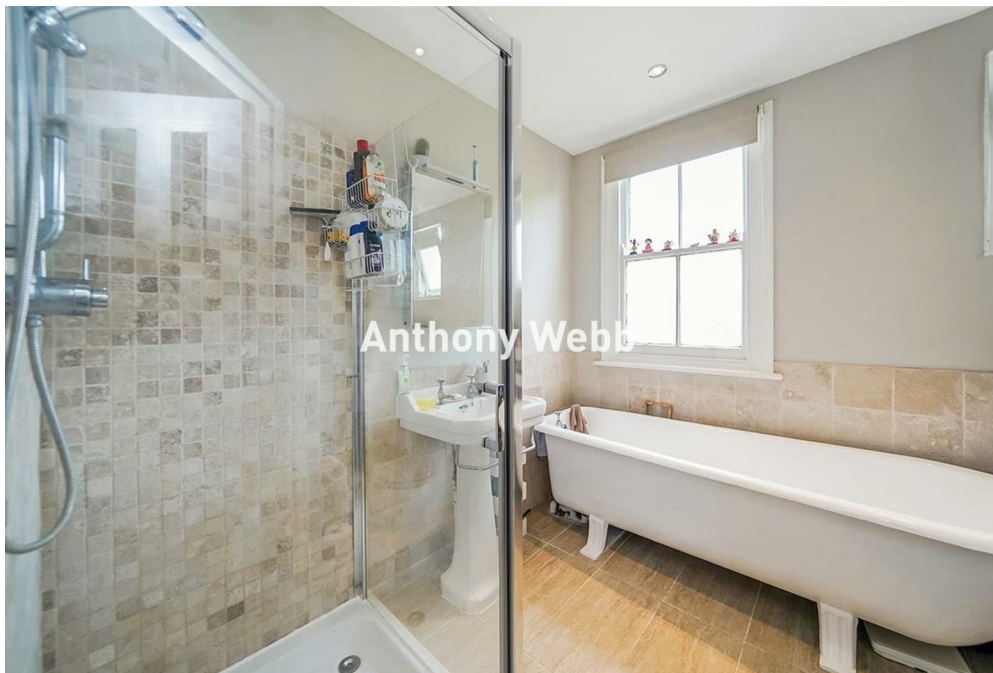
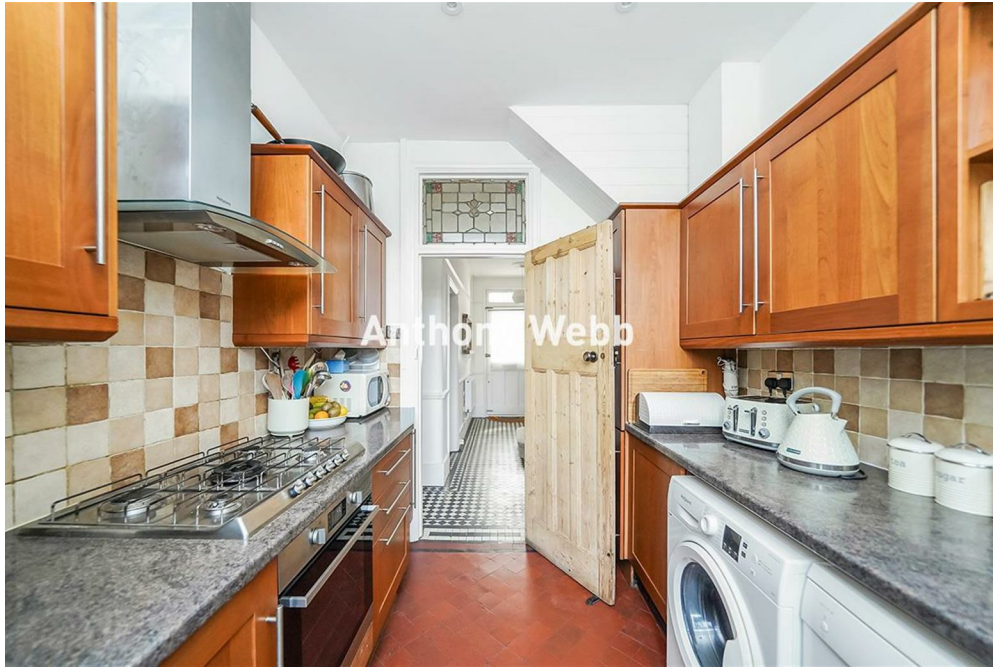
Hazelwood lane is located off Green Lanes and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood primary school, Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Original front garden wall with Tessellated tiled path, storm porch and front door • Hallway with original tessellated tiled floor • Spacious interconnecting receptions with bay window, fireplaces and stained glass French doors to rear garden • Fitted kitchen with door to rear garden • First floor landing with access to loft with pull down ladder and light • Modern family bath/shower room • Two double bedrooms with bay windows and original fireplaces • Single third bedroom • Gas central heating with new boiler installed in 2025 • Main roof was replaced in 2016 • Well maintained rear garden measuring 70ft x 20ft with paved patio area, lawn area and flower/shrub borders

Enfield Council Tax Band E

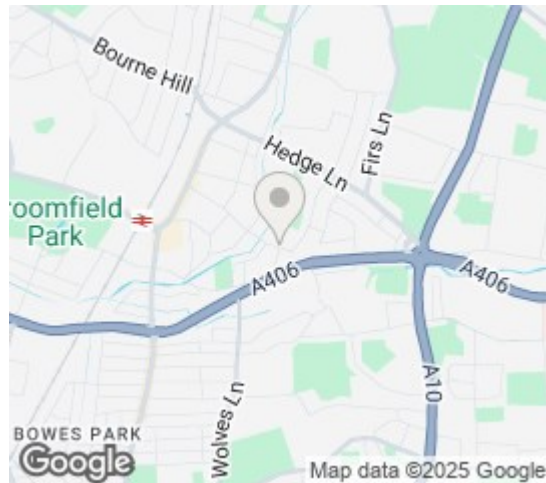
- Three bedrooms
- Edwardian terrace
- Through lounge
- Fitted galley kitchen
- Modern bath/shower room
- Many period features
- Close to shops/transport links
- Front and rear gardens





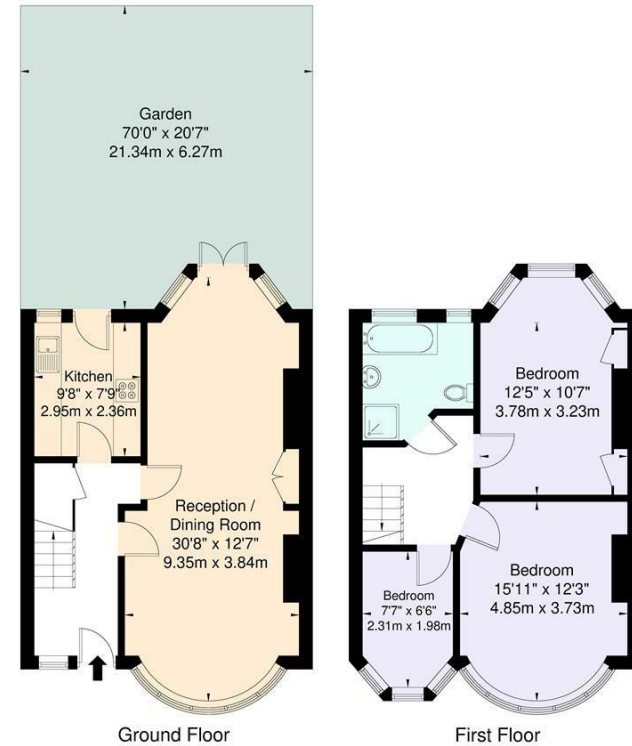
# Hazelwood Lane Palmers Green London N13 5HJ

Tenure: Freehold  
Gross Internal Area: 1026.00 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 <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	

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Approximate Gross Internal Area = 95.4 sq m / 1026 sq ft



For Illustration Purposes Only - Not To Scale

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