



**Cranley Gardens, Palmers Green, London, N13**  
**Chain Free £824,995 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 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





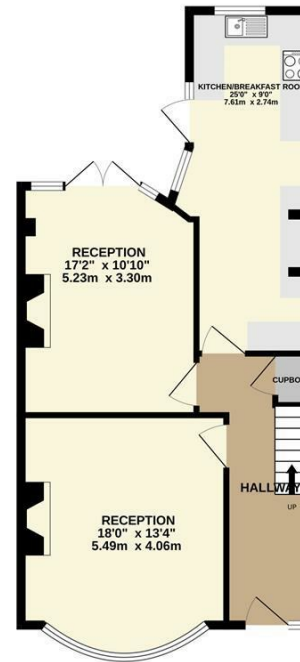
# Cranley Gardens Palmers Green London N13 4LS

Tenure: Freehold  
Gross Internal Area: 1489.00 sq ft

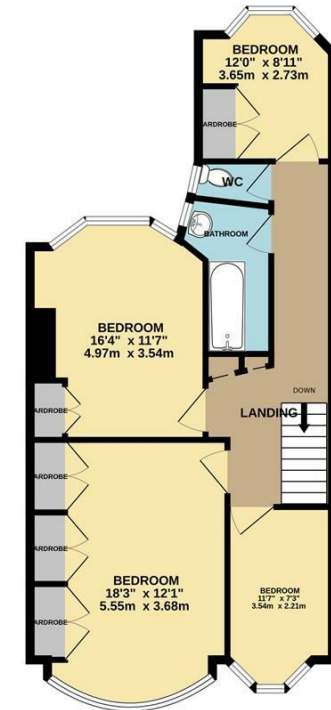


| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <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 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 |           |

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 disclosure 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 as to their operability or efficiency can be given.  
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