



**Crothall Close, Palmers Green, London, N13**  
**Offers In Excess Of £675,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Crothall Close, Palmers Green, London, N13

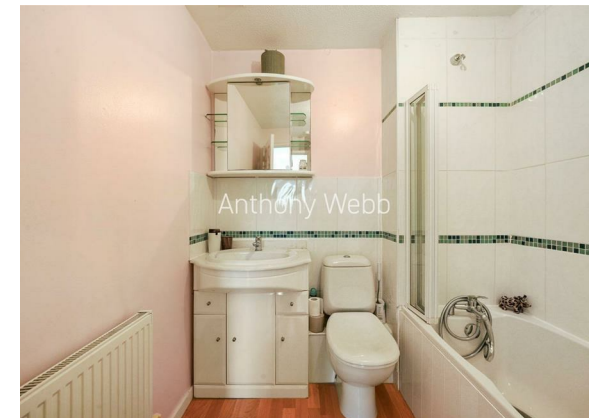
A beautifully presented four bedroom end of terrace house built in the late 80s located in this quiet residential cul-de-sac.

Crothall Close is located off Fox Lane and is well positioned for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station are a short ride away via the W9 bus route. Both Broomfield and Grovelands parks are within easy walking distance.

Large front garden and path • Entrance Hallway with ground floor w.c • Spacious living room with bay window • Modern open plan kitchen/diner with doors to garden • First floor landing with access to loft • Main bedroom to front with en-suite shower room • Three further bedroom • Family bathroom • Double glazing • Gas central heating • Detached garage and drive • Well presented rear garden with side access measuring 31ft x 22ft.

Enfield Council Tax band F

- Four bedrooms
- Modern semi-detached house
- Spacious living room
- Modern kitchen/diner
- Double glazing/gas central heating
- Quiet residential location
- Detached garage with drive
- Front and rear gardens





# Crothall Close Palmers Green London N13 4BN

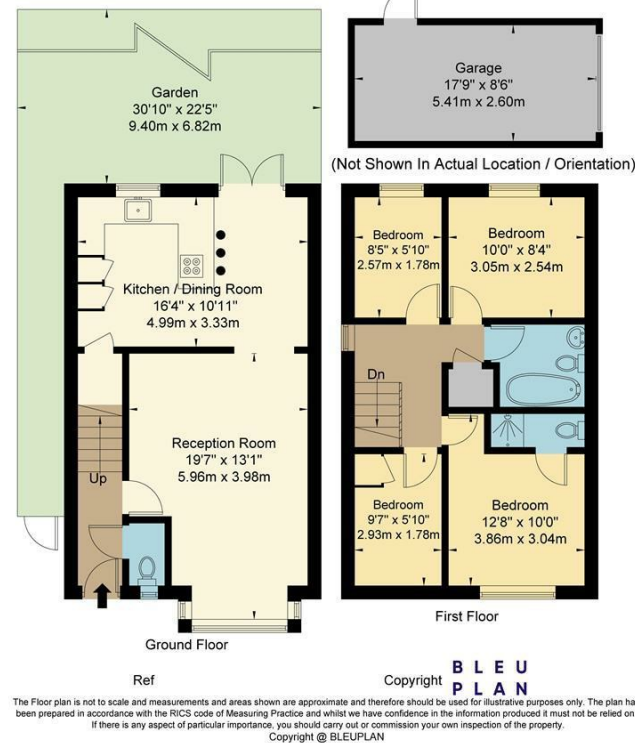
Tenure: Freehold  
Gross Internal Area: 980.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		86
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	69	
	(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>		84
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	66	
	(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	

## Crothall Close N13 4BN

Approx. Gross Internal Area = 91.2 sq m / 981 sq ft  
Garage = 14.0 sq m / 150 sq ft  
Total = 105.2 sq m / 1131 sq ft



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