



Farndale Avenue, Palmers Green, London, N13
£575,000 Freehold

Anthony Webb
ESTATE AGENTS

Farndale Avenue, Palmers Green, London, N13

A beautifully presented three bedroom semi-detached house located in a quiet tree lined Avenue close to Palmers Green's shops, restaurants, bus routes and mainline station.

The property benefits from a spacious hallway opening to a living room with doors to an Orangery • A dining room opening to a fitted kitchen • A ground floor cloak room • A modern family bathroom on the first floor • Two double bedrooms and one good size single bedroom • Double glazing • Gas central heating • Off street parking for two cars • Side access and a well maintained 55ft x 24ft south facing rear garden with paved patio area and large shed. An internal inspection is essential to fully appreciate this lovely family home.

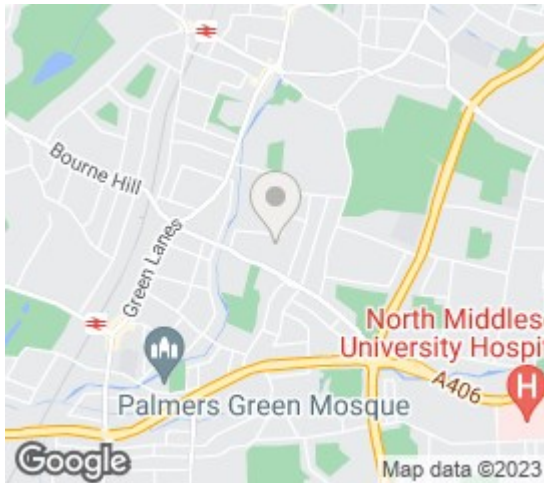
- Three bedrooms
- Semi-detached house
- Two receptions
- Orangery
- Kitchen and bathroom
- Ground floor w.c
- Off street parking for two cars
- Well maintained Rear Garden



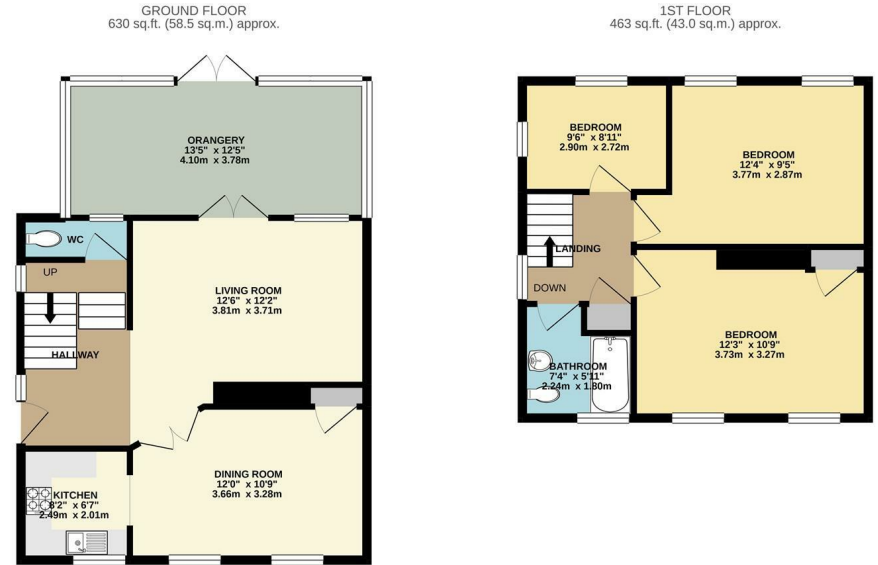


**Farndale Avenue
Palmers Green
London
N13 5AG**

Tenure: Freehold
Gross Internal Area: 1093.00 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		62	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1093 sq ft (101.5 sq m) approx.
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