



Hazelwood Lane, Palmers Green, London, N13
£700,000 Freehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, Palmers Green, London, N13

A stylish 1930s built, three bedroom extended terraced property that has been beautifully renovated by the current vendors creating a welcoming and bright family home with many period features.

Hazelwood Lane is a popular residential turning within a few minutes walk of Green Lane's shops, restaurants, bus routes and Palmers Green mainline station into Moorgate. There are numerous green spaces within easy reach including The New River, Hazelwood Recreation Ground and Broomfield Park. Hazelwood primary school and Winchmore Secondary are also a short walk away.

Impressive frontage with a red brick wall and tessellated tile path • Fantastic original front door with stained glass inserts leading to a bright, tessellated tiled hallway with Monks bench • Guest w.c • Living room with wooden floor, fireplace, large bay window and sliding stained glass doors leading to the dining area • Spacious kitchen/dining space with feature fireplace, upright cast iron style radiators, sky light and bi-folding doors to garden • Bright kitchen with white marble effect quartz worktop surfaces • First floor landing with original stained glass windows and loft ladder cupboard with original ladder • Two double bedrooms with original fireplaces and bay windows • Single bedroom with bay window • Beautiful contemporary family bath/shower room • Underfloor heating in kitchen & bathroom • Rear garden with paved patio and lawn area. Council Tax band E.

- Edwardian family home
- Three bedrooms
- Many period features
- Two receptions
- Modern kitchen/diner
- Ground floor w.c
- Modern bath/shower room
- Front and rear gardens





Hazelwood Lane Palmers Green London N13 5HJ

Tenure: Freehold
Gross Internal Area: 1176.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1173sq.ft. (109.0 sq.m.) approx.
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