



Anthony Webb

Crothall Close, Palmers Green, London, N13
Chain Free £650,000 Freehold

Anthony Webb
ESTATE AGENTS

Crothall Close, Palmers Green, London, N13

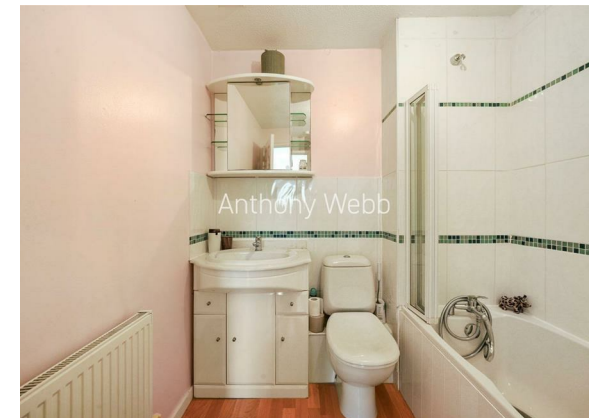
A beautifully presented four bedroom end of terrace house built in the late 80s located in this quiet residential cul-de-sac.

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

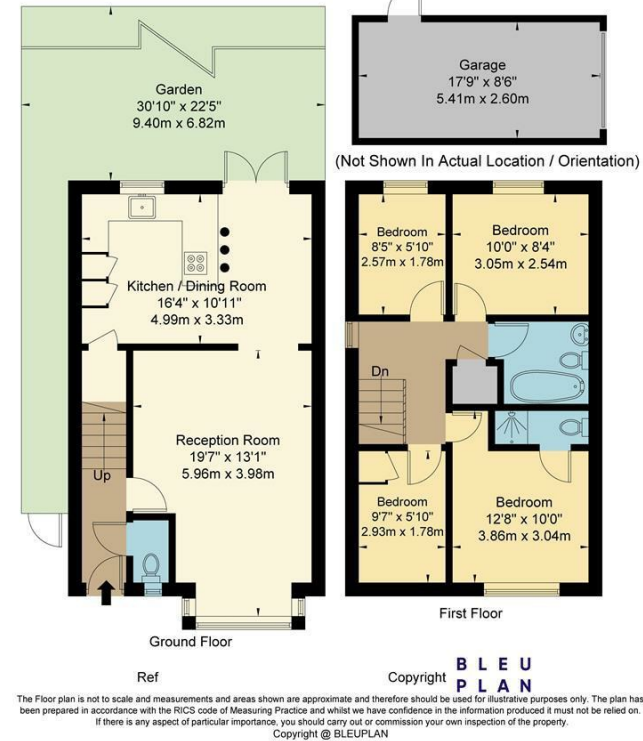
Tenure: Freehold
Gross Internal Area: 980.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		84
(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	

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



Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS