



**Westminster Drive, Palmers Green, London, N13**  
**Chain Free £599,995 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Westminster Drive, Palmers Green, London, N13

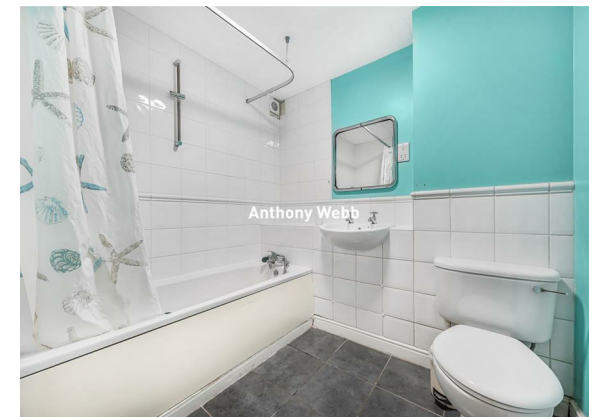
A well presented town house offering 1262 sq ft of bright and airy living space over three floors. The property benefits from three double bedrooms, two bathrooms, kitchen/diner, integral garage, drive and private garden to rear.

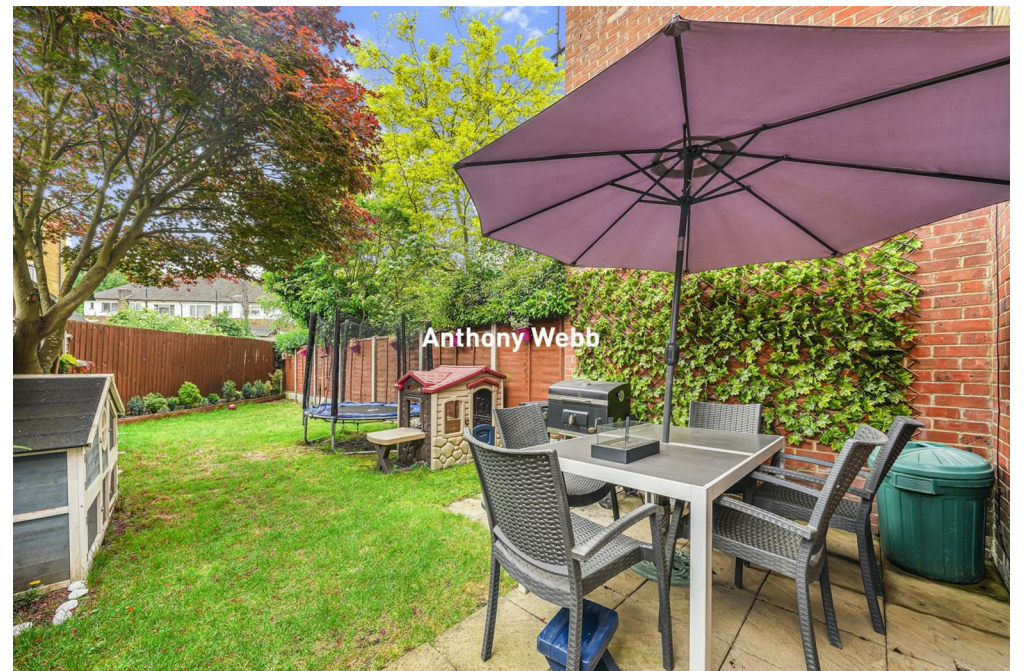
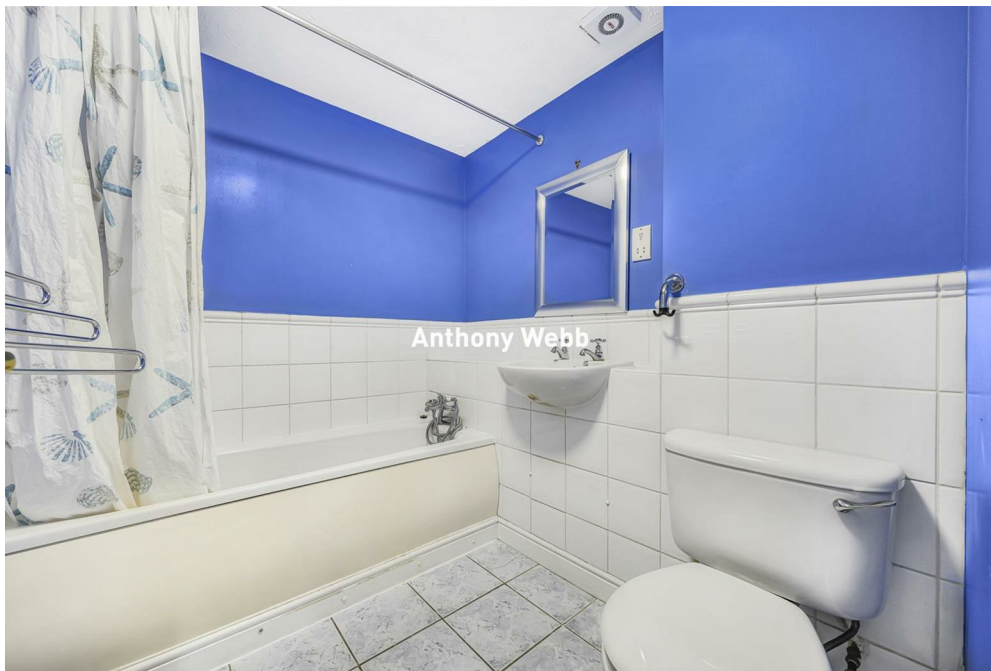
Westminster Drive is a quiet cul de sac turning located off Powys Lane, conveniently positioned for both Palmers Green and Bounds Green's shops, restaurants, bus routes and mainline/tube station. Arnos and Broomfield parks are within easy walking distance as well as several good schools. There is also a private residents footpath that provides easy walking distance to Broomfield Park and the mainline station.

Hallway • Fitted modern kitchen/diner with door to garden • Reception and one double bedroom to first floor • Family bathroom on first floor • Two double bedrooms including principle bedroom with en-suite bathroom on the second floor • Double glazing • Gas central heating • Off street parking space • Integral garage • Private rear garden.

Enfield Council Tax Band E

- Three double bedrooms
- Three storey town house
- Open plan kitchen/diner
- First floor living room
- Two bathrooms
- Double glazing/Gas central heating
- Off street parking+integral garage
- Private rear garden





# Westminster Drive Palmers Green London N13 4NT

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Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft  
Gargae = 12 sq m / 129 sq ft  
Total = 117.3 sq m / 1262 sq ft



Tenure: Freehold  
Gross Internal Area: 1133.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



For Illustration Purposes Only - Not To Scale

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