



The Fairway, Palmers Green, London, N13  
£635,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# The Fairway, Palmers Green, London, N13

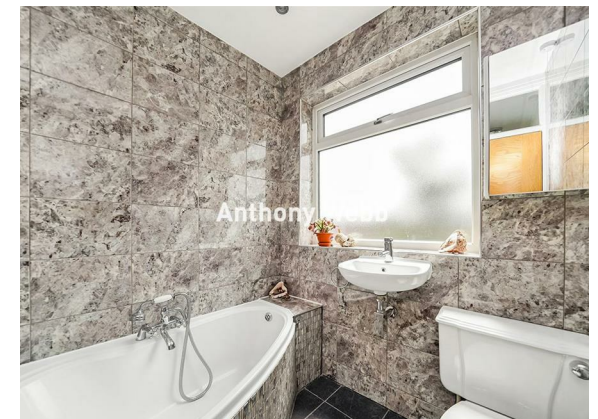
SPACIOUS EXTENDED FAMILY HOME. A beautifully presented four bedroom 1930s built semi-detached house located in this popular residential turning off Firs Lane.

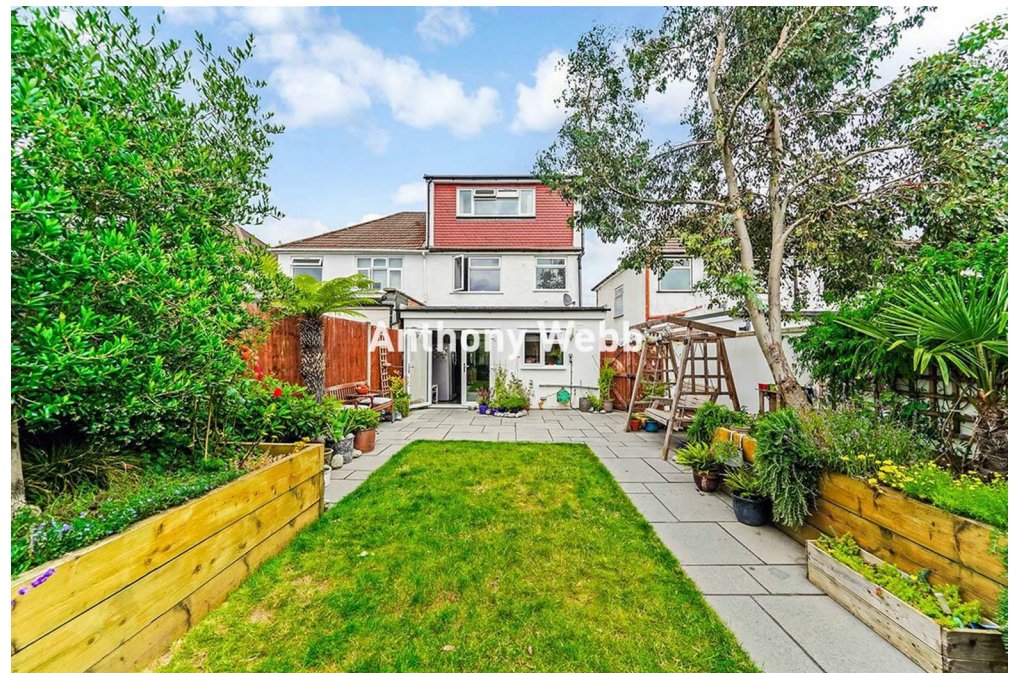
The property on the ground floor consists of an extended modern kitchen with doors opening to a paved garden and lawn, a spacious open plan living/dining room, a guest shower room/utility room and stairs to the first floor. The first floor offers two double bedrooms, a single bedroom and a modern family bathroom. The converted loft has a further spacious double bedroom. Further benefits include double glazing, off street parking and well maintained half paved rear garden with shed.

The property is within easy reach of local shops and bus routes. The A10 and A406 provide excellent road links into London and beyond. Firs Farm primary school and Winchmore School are within a short walk.

Enfield Council tax band E

- Four bedroom semi-detached house
- Beautifully presented
- Modern kitchen
- Open plan living/dining room
- Guest shower/w.c room
- Half paved rear garden and lawn
- Off street parking
- Sought after location





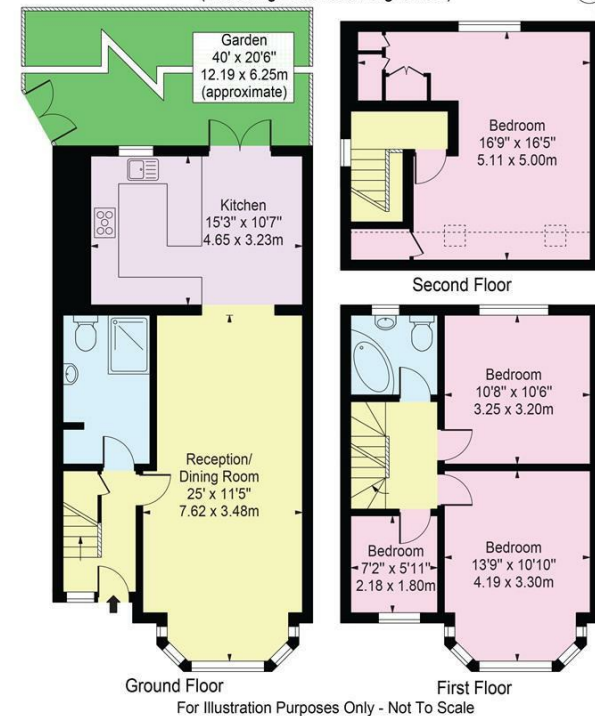
# The Fairway Palmers Green London N13 5QN

Tenure: Freehold  
Gross Internal Area: 1247.00 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			
(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			
(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	

The Fairway, N13 5QN  
Approx. Total Internal Area 1247 Sq Ft - 115.85 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 1212 Sq Ft - 112.60 Sq M  
(Excluding Restricted Height Area)



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