



Princes Avenue, Palmers Green, London, N13  
Offers In Excess Of £625,000 Freehold

**Anthony Webb**  
ESTATE AGENTS



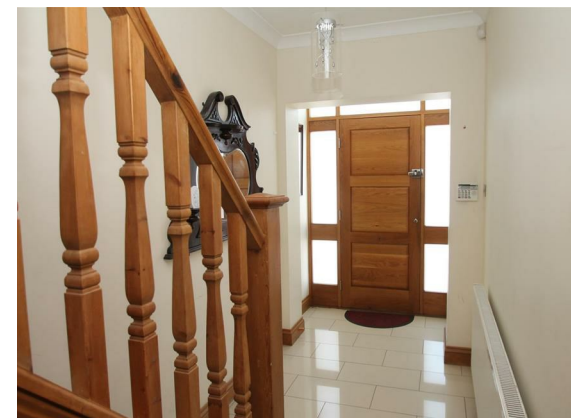
# Princes Avenue, Palmers Green, London, N13

A CHAIN FREE and EXTENDED three bedroom family home located in a popular residential turning. This well presented property which has been modernised to a high standard offers a spacious a living room, a dining room, an open plan contemporary kitchen/dining space to rear with modern fitted kitchen with integrated appliances, ground floor w.c, modern bath/shower room, off street parking and garden to rear.

Princes Avenue is a quiet residential turning located between Green Lanes and Tottenham Road and is close to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Wood Green underground station is a short bus ride away. The property has excellent road links into London and beyond via the A10 and A406. There are several good schools nearby including Oakthorpe Primary and St Michaels at Bowes.

Spacious hallway with solid oak front door and tiled floor • Spacious living room to front with decorative gas fireplace and wood floor • Dining room with wood floor and folding doors to kitchen/diner • Extended modern kitchen/diner with solid work surfaces, integrated appliances and large double doors to garden • Ground floor guest w.c • First floor landing with access to a boarded loft with potential to convert • Two good size double bedrooms and a single bedroom • Luxury family bathroom with a corner bath, separate shower cubicle and tiled walls/floors • Double glazing • Gas central heating • Brick paved drive to front for two cars • South/east facing rear garden measuring 40ft x 20ft with a paved patio and Lawn area.  
Council Tax band E

- Three bedrooms
- 1930s built family home
- Two receptions
- Extended kitchen/diner
- Modern bath/shower room
- Ground floor w.c
- Off street parking to front
- Well maintained rear garden

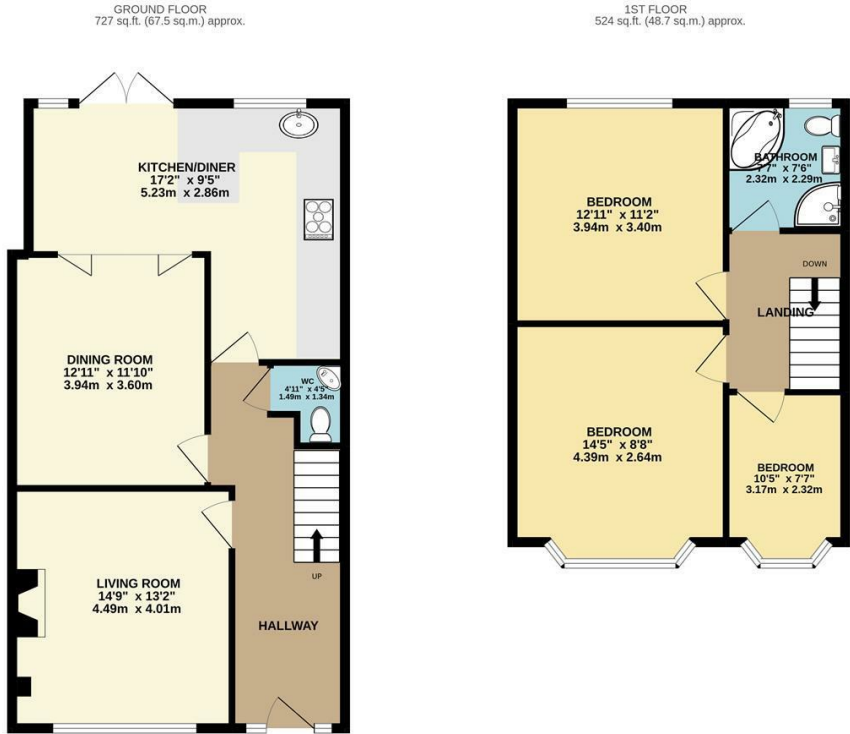
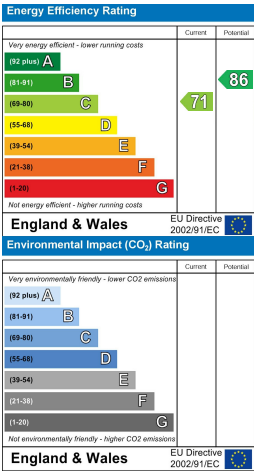






Princes Avenue  
Palmers Green  
London  
N13 6HL

Tenure: Freehold  
Gross Internal Area: 1251.00 sq ft



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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