



Munster Gardens, Palmers Green, London, N13
£575,000 Freehold

Anthony Webb
ESTATE AGENTS

Munster Gardens, Palmers Green, London, N13

A beautifully presented three bedroom 1930s built terrace house offering two spacious receptions, modern kitchen, modern bath/shower room, hard standing to front, brick out building to rear and well maintained rear garden.

Munster Gardens is a popular residential turning located off Hedge Lane within easy reach of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short ride away via the W9 bus route.

Hallway with under stairs cupboard • Living room with bay window and fireplace • Dining room with wood flooring and doors to garden • Galley kitchen with wood work surfaces, integral appliances and door to garden • First floor landing with access to loft (potential to convert) • Two double bedrooms with built in wardrobes • Single bedroom • Modern family bath/shower room • Double gazing • Gas central heating • Paved hardstanding to front • Brick built outhouse to rear • Rear garden with paved patio area, outside w.c and lawn area • Gated Rear Access •

Enfield council tax band E

- Three bedrooms
- 1930s built terrace house
- Two receptions
- Modern Galley kitchen
- Modern bath/shower room
- Gas central heating
- Off street parking
- Rear garden





Munster Gardens Palmers Green London N13 5DT

Tenure: Freehold
Gross Internal Area: 1067.00 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | | | |
| (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 | |

Munster Gardens, N13 5DT

Approx Gross Internal Area = 99.2 sq m / 1067 sq ft
Outbuilding = 17.7 sq m / 190 sq ft
Total = 116.9 sq m / 1257 sq ft



Ref

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

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ESTATE AGENTS