



**Cranford Avenue, Palmers Green, London, N13**  
**Chain Free £685,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Cranford Avenue, Palmers Green, London, N13

A CHAIN FREE well presented 1930s built three bedroom semi-detached house requiring updating. Benefits include two receptions, a kitchen/diner, shared drive, front and rear gardens. This property offers great potential to increase the living space by extending to the rear and into the loft space.

Cranford Avenue is a popular, highly sought after residential turning located between Broomfield Avenue and Powys Lane and is a short walk to Broomfield Park and Palmers Greens shops, restaurants and mainline station into Moorgate. Arnos Park and both Arnos Grove and Bound Green underground stations are also within easy walking distance/short bus ride.

Spacious entrance hallway with original double doors with stained glass • Two spacious receptions both with bay windows • Kitchen/diner with door to garden • First floor landing with original stained glass window, large airing cupboard and access to loft • Two double bedrooms with bay windows and a good size single bedroom • Bath room and separate w.c • Double glazing • Gas central heating • Outside w.c • Beautiful and well maintained 80ft rear garden.

- Three bedrooms
- 1930s built semi-detached house
- Two receptions
- Kitchen/diner
- Double glazing/gas central heating
- Bathroom + separate w.c
- Shared drive
- Impressive front and rear gardens



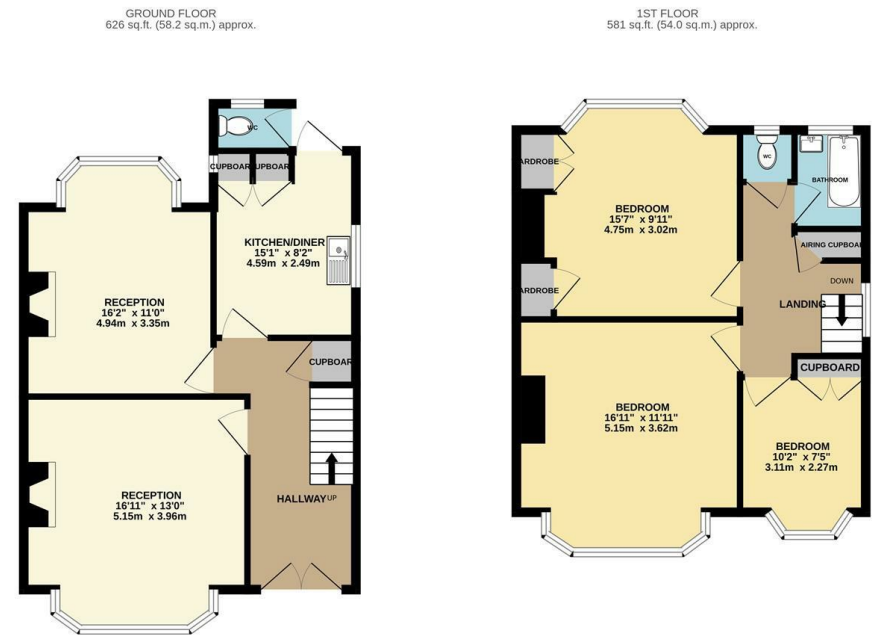


# Cranford Avenue Palmers Green London N13 4NY

Tenure: Freehold  
Gross Internal Area: 1208.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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 for their operability or efficiency can be given.  
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