



Connaught Gardens, Palmers Green, London, N13
Chain Free £685,000 Freehold

Anthony Webb
ESTATE AGENTS

Connaught Gardens, Palmers Green, London, N13

A spacious CHAIN FREE 1930s built three bedroom semi-detached house requiring MODERNISATION with converted garage to side offering a study/ground floor bedroom, a through lounge, two bath/shower rooms, off street parking and garden to rear.

Connaught Gardens is a popular residential turning located between Hazelwood Lane and Hedge Lane. Green Lanes is within easy reach with its range of shops, restaurants, bus routes and mainline station into Moorgate. Southgate shops and underground station are also a short ride away via the W6 bus route.

Spacious hallway • 31ft through lounge with bay window and doors to garden • Converted garage to side has been used as a ground floor bedroom • Galley kitchen • Utility room • Ground floor shower room • Landing with access to loft with potential to convert • Two double bedrooms • Good size single bedroom • Large family bath/shower room • Gas central heating • Mainly double glazed • Off street parking to front for several cars • 60ft approx rear garden with large derelict out building measuring 28ft x 14ft.

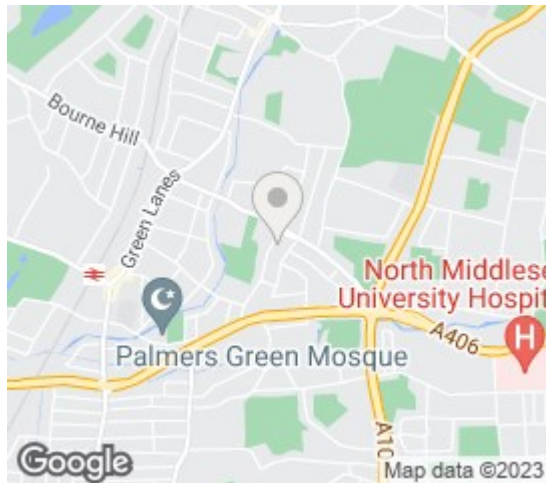
- Semi-detached house
- Three bedrooms
- Through lounge
- Study/ground floor bedroom
- Two bath/shower rooms
- Chain free
- Off street parking
- Rear garden





Connaught Gardens Palmers Green London N13 5BU

Tenure: Freehold
Gross Internal Area: 1384.00 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 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	



TOTAL FLOOR AREA: 1384 sq.ft. (128.6 sq.m.) approx.
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