



The Grove, Palmers Green, London, N13
£825,000 Freehold

Anthony Webb
ESTATE AGENTS

The Grove, Palmers Green, London, N13

A beautifully presented Edwardian extended four bedroom family home offering a fantastic blend of contemporary and period living. The property offers bright and airy accommodation over three floors with rear garden and off street parking.

The Grove is a most desirable residential turning located between Hazelwood Lane and Riverway. The property is a short walk to Green Lanes shops, restaurants and Palmers Green mainline station into Moorgate. Green spaces are well catered for with Broomfield Park, Hazelwood recreation ground and The New River within a few minutes walk. The property falls within the Hazelwood Primary School catchment area.

Modern front door leading to hallway with original tessellated tiled hallway • Ground floor guest w.c • Spacious through lounge with large bay window to front with bespoke shutters and French doors to garden • Extended modern fitted kitchen • The first floor consists of two double bedrooms with bay windows • Single bedroom • Modern family bathroom • The converted loft offers a spacious double bedroom with eaves space and a modern bath/shower room • Gas central heating • Off street parking • Garden to rear measuring approx. 68ft x 18ft.

Enfield Council Tax Band E

- Four bedrooms
- Edwardian terrace home
- Through Lounge
- Extended modern kitchen
- Two bathrooms + guest w.c
- Many original features
- Off street parking
- Rear garden





The Grove Palmers Green London N13 5JR

Tenure: Freehold
Gross Internal Area: 1518.00 sq ft



TOTAL FLOOR AREA: 1518sq.ft. (141.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(17-38) 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			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-38) D			
(9-14) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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