

TO LET

- Three bedrooms
- Edwardian Terrace house
- Interconnecting receptions
- Galley kitchen
- First floor bathroom
- Ground floor w.c
- Off street parking to front
- Garden to rear



Riverway, Palmers Green, London, N13  
Chain Free £625,000

**Anthony Webb**  
ESTATE AGENTS

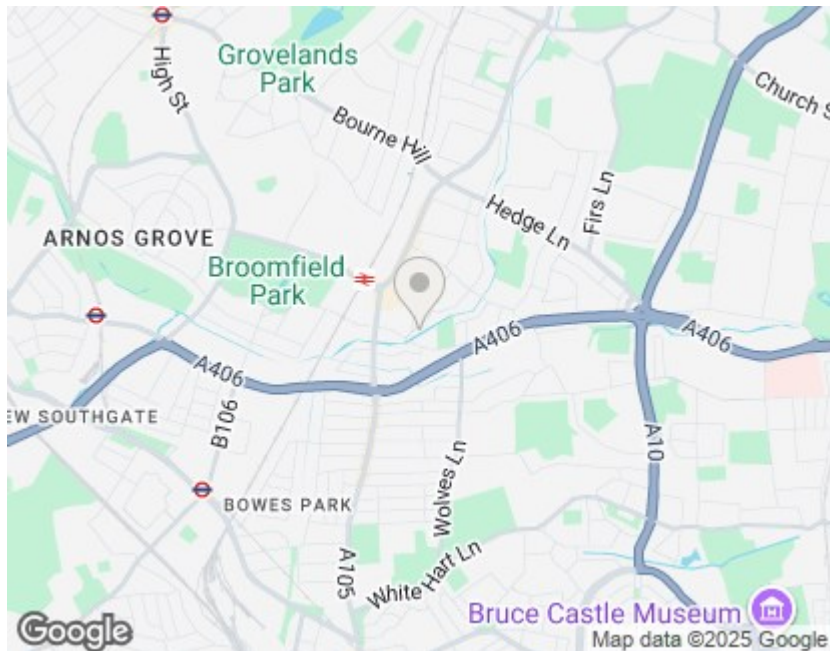
# Riverway, Palmers Green, London, N13

CHAIN FREE three bedroom Edwardian terrace house requiring modernisation. The property offers great potential to improve/extend to create a wonderfully family home.

Riverway is located off Hazelwood Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood Primary School, Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Storm porch and front door to hallway • Two interconnecting receptions with bay window and doors to garden • Galley Kitchen • Ground floor w.c • Landing with access to loft space with original loft ladder • First floor bathroom • Two double bedrooms • One single bedroom • Gas central heating • Block paved drive to front for two vehicles • Private rear garden backing onto the New River.

Enfield Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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