



**Broomfield Lane, Palmers Green, London, N13**  
**Offers In Excess Of £1,150,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Broomfield Lane, Palmers Green, London, N13

Stunning five-bedroom semi-detached period house built in the early 20th century, offering an impressive 2,249sq ft of well-appointed living space over three floors. The property has been fully renovated and extended by the current owners to create a wonderful blend of period charm and contemporary living.

The ground floor consists of an Art Deco entrance hall; cellar; living room with bay window and feature fireplace; extended open-plan kitchen-diner family room with a wood burner, and bi-fold doors opening onto the garden; utility room; and modern shower room. The first floor has four good-sized bedrooms and a modern family bathroom with a freestanding shower bath. The converted loft offers a spacious main bedroom with views across London and a modern en-suite shower room, plus eaves storage space.

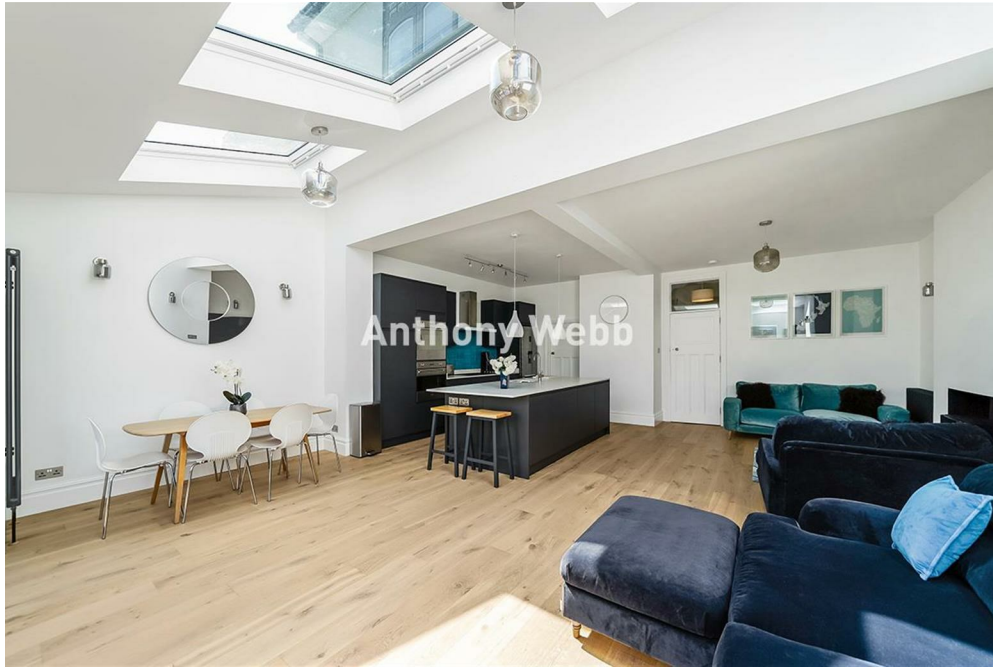
The south-facing rear garden gets sun most of the day and has a large decked area, lawn, flower and shrub borders and a big timber shed. The drive at the front provides off-street parking.

Broomfield Lane is located opposite Broomfield Park and is a short walk through the park to Palmers Green's shops, bars and restaurants, bus routes and overland railway station to Moorgate.

Enfield Council Tax Band F

- Five bedrooms
- Extended semi-detached house with period features
- Fully renovated
- Open plan kitchen-diner space
- Utility room
- Three bath/shower rooms
- Paved drive to front
- South-facing rear garden





# Broomfield Lane Palmers Green London N13 4HB

Tenure: Freehold  
Gross Internal Area: 2249.00 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			
<b>England &amp; Wales</b> 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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

Broomfield Lane, N13 4HB  
Approx. Total Internal Area 2356 Sq Ft - 218.88 Sq M  
(Including Eaves Storage & Restricted Height Area)  
Approx. Gross Internal Area 2249 Sq Ft - 208.94 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

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