



**Elmdale Road, Palmers Green, London, N13**  
**£675,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Elmdale Road, Palmers Green, London, N13

A spacious Edwardian four bedroom plus loft room family home boasting over 1700 sq ft of bright and spacious living space with two large receptions, modern kitchen, cellar, two bath/shower rooms, off street parking and well maintained garden to rear. The property requires some updating.

Elmdale Road is conveniently located off Green lanes and is a few moments walk to Palmers Greens shops, restaurants, Broomfield Park, bus routes and mainline station into Moorgate. Wood Green and Arnos Grove tube stations are also a short bus ride away.

Enfield Council tax band E

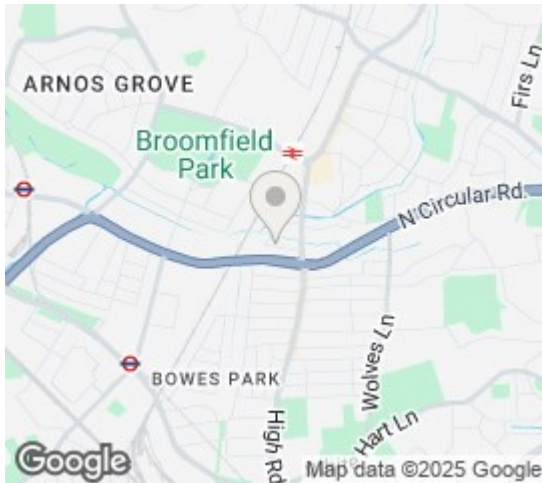
- Four bedrooms + loft room
- Semi-detached house
- Two receptions
- Modern kitchen
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear Garden





# Elmdale Road Palmers Green London N13 4UL

Tenure: Freehold  
Gross Internal Area: 1773.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F		49	
(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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



TOTAL FLOOR AREA: 1551 sq ft (144.1 sq m) approx.  
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