



**Hawthorn Avenue, Palmers Green, London, N13**  
**£850,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Hawthorn Avenue, Palmers Green, London, N13

Stunning five bedroom extended terrace family home with has been completely refurbished to a very high standard throughout. The property offers over 1600sq ft of living space over three bright and airy floors.

Hawthorn Avenue is a popular residential turning in the heart of Palmers Green within easy walking distance of Aldermans Hill and Green Lanes shops, restaurants, Broomfield Park and mainline station into Moorgate. Arnos Grove and Bounds Green underground stations are also within easy reach.

Good size hallway with storage cupboard and tiled floor • Front reception with bay window • Rear reception opening to extended kitchen/diner • Fully fitted contemporary kitchen with tiled floor, solid work surfaces and folding doors to garden • The first floor offers two good size double bedrooms with bay windows • Single bedroom with bay window • Modern family bath/shower room • The converted loft consists of two double bedrooms (one currently used a dressing room with eaves storage space) and a modern shower room • Gas central heating • Double glazing • Well maintained rear garden measuring approx 45ft x 20ft with outbuilding/shed.

Enfield Council Tax band E

- Five bedrooms
- Extended terrace family home
- Two receptions
- Kitchen/diner
- Two bath/shower rooms
- Guest ground floor w.c
- Double glazing/gas central heating
- Landscaped rear garden





# Hawthorn Avenue Palmers Green London N13 4JX

Tenure: Freehold  
Gross Internal Area: 1636.00 sq ft



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92-101) <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                     |  |                         |           |
| <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 |  |                         |           |
| (92-101) <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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

## Palmers Green, N13 4JX

Approx Gross Internal Area = 152 sq m / 1636 sq ft  
Outbuilding = 9 sq m / 99 sq ft  
Patio = 85 sq m / 914 sq ft  
Garden = 81 sq m / 872 sq ft  
Total = 327 sq m / 3521 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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