



Norfolk Avenue, London, N13
Offers In Excess Of £575,000 Freehold

Anthony Webb
ESTATE AGENTS

Norfolk Avenue, London, N13

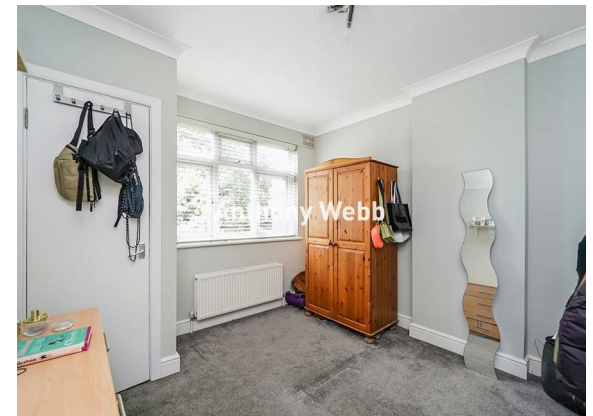
A four bedroom 1930s built terrace family house offering bright and airy living space over three well appointed floors with off street parking and South/West facing rear garden.

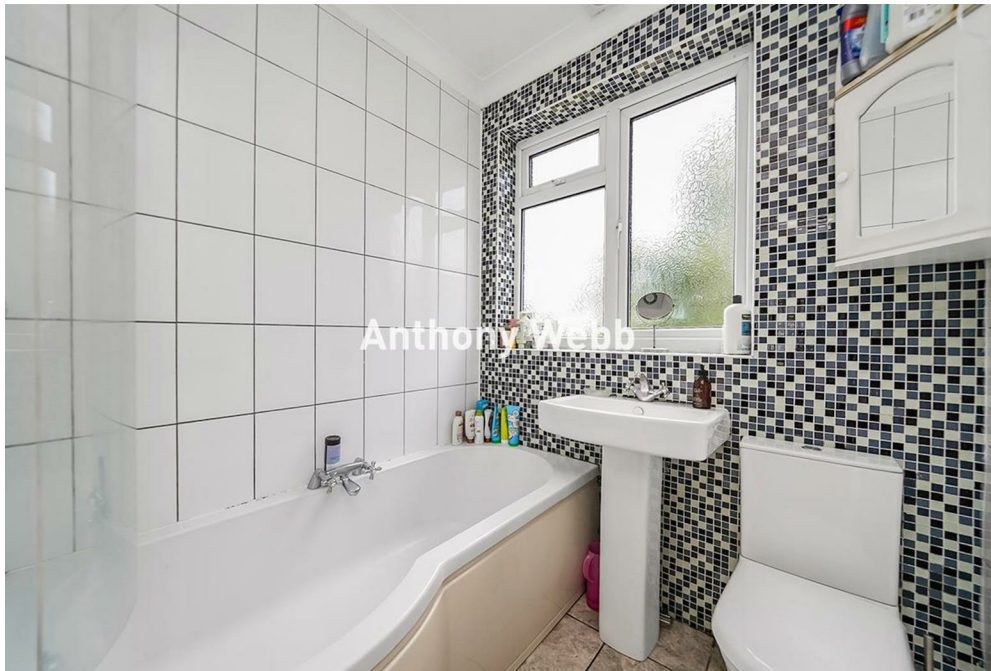
Norfolk Avenue is a popular residential turning providing easy access to both Palmers Green and Wood Greens shops, restaurants, bus routes and mainline/underground stations. There are several good schools nearby including Oakthorpe Primary School, St Thomas More Catholic Secondary School and Woodside High School. Green space is well catered for with Tottenhall Recreation ground a short walk a way.

Storm porch and front door to hallway • Two spacious interconnecting receptions opening to a modern kitchen/diner with doors to garden • Modern fitted kitchen units with breakfast bar • Fitted modern kitchen with breakfast bar • First floor landing with stairs to second floor • Main bedroom with bay window • Second double bedroom • Single bedroom • Modern family bathroom • The converted loft consists of a double bedroom with en-suite shower room and eaves storage space • Double glazing • Gas central heating • Paved off street parking • Rear garden measuring 70ft x 22ft.

Haringey Council Tax Band D

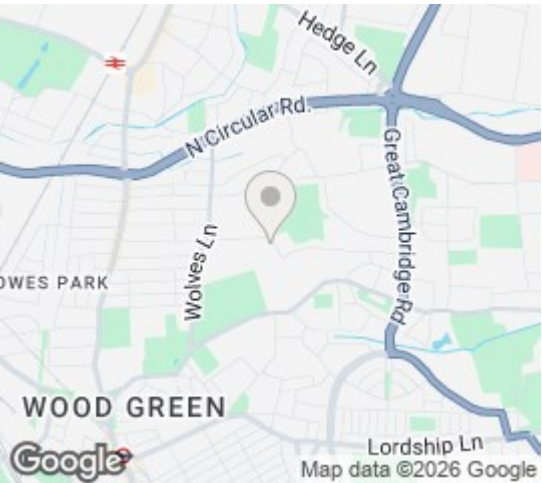
- Four bedrooms
- Extended 1930s built terrace house
- Two interconnecting receptions
- Extended kitchen/diner
- Two bath/shower rooms
- Double glazing/gas central heating
- Off street parking
- Rear garden



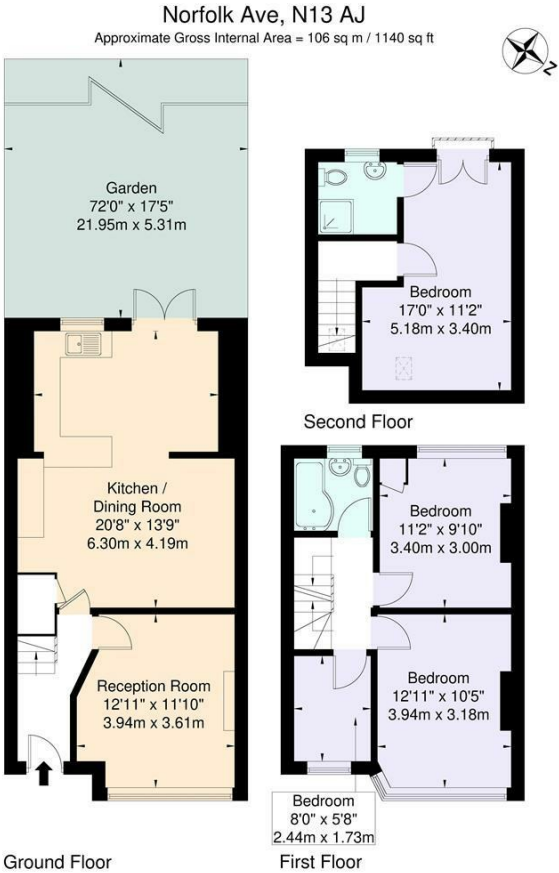


Norfolk Avenue
London
N13 6AJ

Tenure: Freehold
Gross Internal Area: 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		
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		
(1-14) E		
(1-14) F		
(1-14) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS