



**Birch Avenue, Palmers Green, London, N13**  
**Offers In Excess Of £725,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Birch Avenue, Palmers Green, London, N13

Well presented 1930s built four bedroom extended end of terrace family home offering bright and spacious living accommodation over three floors, featuring two/three receptions, extended kitchen/diner, study, two bath/shower rooms, off street parking, garage to rear and south facing rear garden.

Birch Avenue is a quiet residential turning located between Ash Grove and The Larches and is conveniently situated for both Palmers Green and Winchmore Hill's shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. There are several schools nearby including the outstanding Highfield primary school and Winchmore Secondary school.

Good size hallway • Living room with feature fireplace and bay window • Dining room with doors to garden • Breakfast room • Extended fitted kitchen/diner with door to garden • Extended study • Two double bedrooms • One single bedroom • Family bathroom • The converted loft space offers a further large double bedroom and shower room • Double glazing • Gas central heating • Off street parking to front for several cars • Garage with power and light via rear access • Well presented south facing rear garden with two sheds and rear access.

Enfield Council tax band F

- Four bedrooms
- Corner house
- Two receptions
- Extended kitchen/diner
- Study/bedroom extension to side
- Two bath/shower rooms
- Off street parking/garage
- South facing rear garden





# Birch Avenue Palmers Green London N13 5AS

Tenure: Freehold  
Gross Internal Area: 1686.00 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		57	74
(39-54) E			
(27-38) F			
(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			
(27-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1686 sq.ft. (156.6 sq.m.) approx.  
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