



Rayleigh Road, London, N13
Chain Free £575,000 Freehold

Anthony Webb
ESTATE AGENTS

Rayleigh Road, London, N13

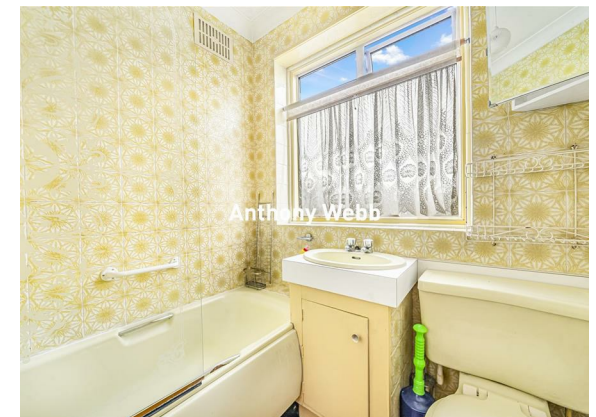
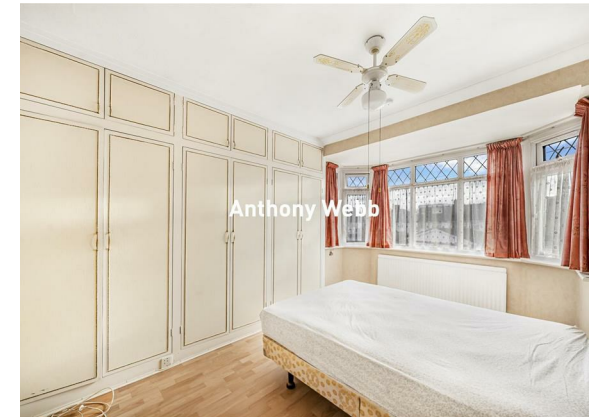
A CHAIN FREE three double bedroom 1930s built family home with a double storey extension to the side and views over Firs Farm Wetlands. The property is well presented and requires modernisation throughout.

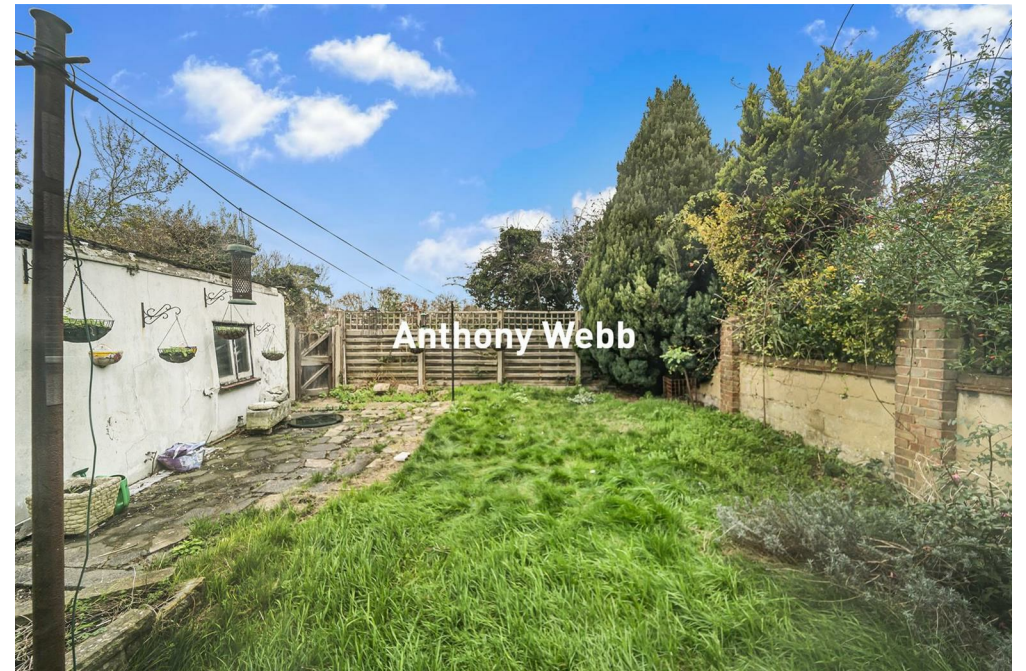
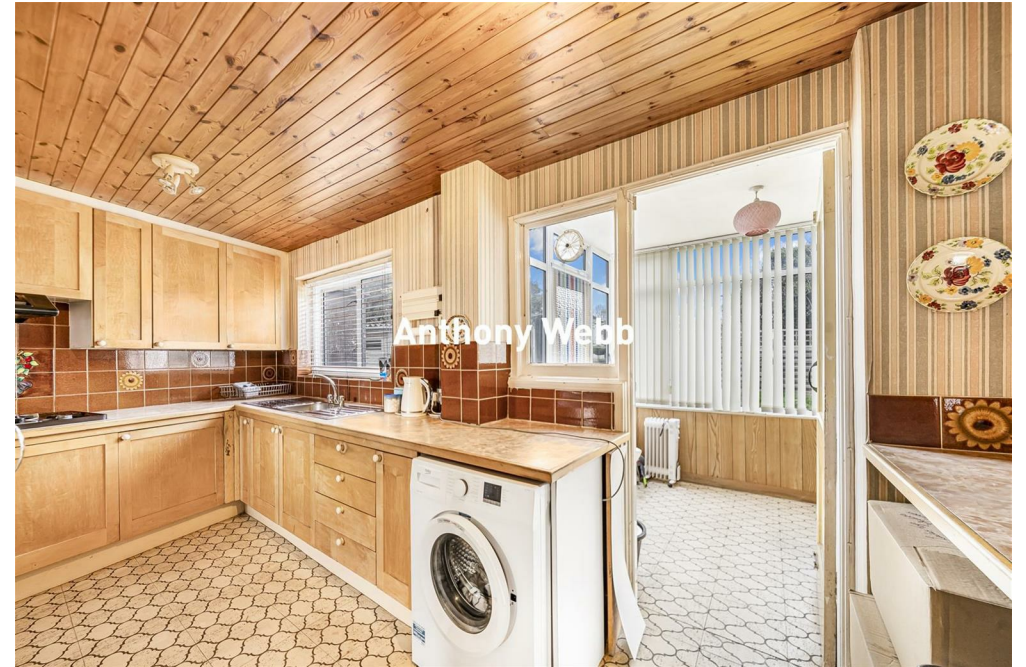
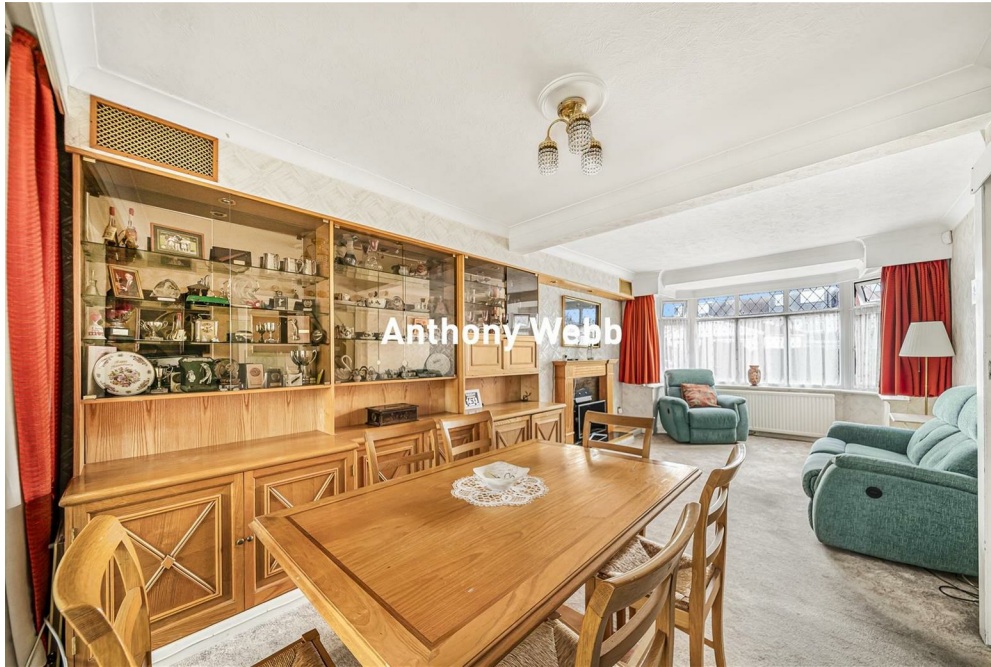
Rayleigh Road is a quiet residential turning located off The Fairway within easy reach of local shops and Palmers Green's high roads shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm primary school and Winchmore secondary school are also a short walk away. The property also has excellent road links into London and beyond via the A10 and A406.

Hallway • Spacious through lounge with bay window • Extended fitted kitchen • Conservatory with door to garden • Large first floor landing with access to loft space and storage cupboard • Three double bedrooms • Family bathroom • Double glazing • Gas central heating • Block paved drive to front • Rear garden and garage via rear service road

Enfield Council Tax Band E

- Three double bedrooms
- End of terrace 1930s built house
- Double storey side extension
- Through Lounge
- Kitchen/diner
- Conservatory
- Off street parking + garage to rear
- Rear garden





Rayleigh Road
London
N13 5QW

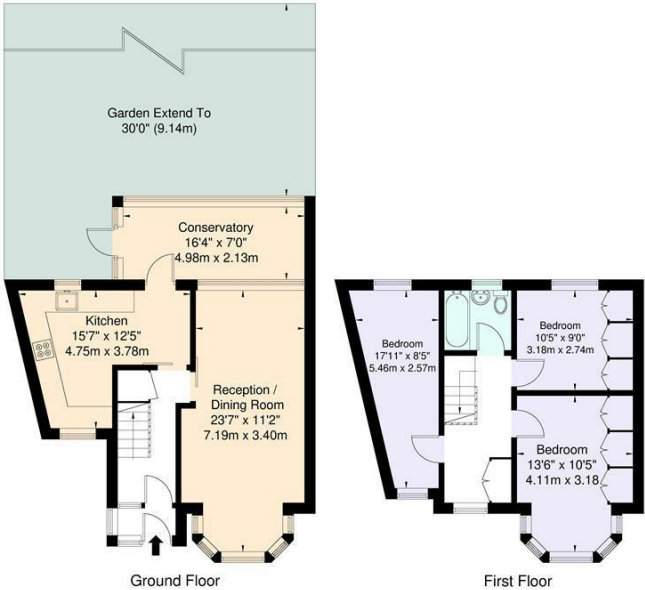
Rayleigh Road, N13 5QW
Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft



Tenure: Freehold
Gross Internal Area: 1184.04 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		
(50-60) C		
(39-49) D		
(29-38) E		
(17-28) F		
(1-16) 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

