



Crestbrook Avenue, Palmers Green, London, N13  
Chain Free £650,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Crestbrook Avenue, Palmers Green, London, N13

CHAIN FREE extended three bedroom family home REQUIRING MODERNISATION in a popular residential turning on the borders of Palmers Green and Winchmore Hill.

Crestbrook Avenue is located between Green Lanes and River Avenue and is ideally placed for Local shops, restaurants, bus routes and mainline stations into Finsbury Park and Moorgate. Southgate underground station is a short ride away via the W6 bus route. The property is within several school catchments including St Monica's catholic primary school.

Council tax band E • Front garden • Spacious through lounge • Extended kitchen/diner • Ground floor wet room • Utility room • First floor landing with access to loft (potential to convert) • Two double bedrooms • Single bedroom • Family bathroom • Double glazing • Gas central heating • South facing rear garden measuring 60ft x 20ft.

- Three bedrooms
- Extended terrace house
- Through Lounge
- Kitchen/diner
- Two bath/wet rooms
- Utility room
- Double glazing/gas central heating
- Front and rear gardens





# Crestbrook Avenue Palmers Green London N13 5RR

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 <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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022

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