



Hawthorn Avenue, Palmers Green, London, N13
Chain Free £775,000 Freehold

Anthony Webb
ESTATE AGENTS

Hawthorn Avenue, Palmers Green, London, N13

A CHAIN FREE four bedroom period family home built in 1926 offering bright and spacious living accommodation over three floors with two receptions, kitchen, two bath/shower rooms, many period features and front/rear gardens.

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.

Original front door with stained glass inserts • Goods size hallway with original tessellated tiled hallway • Front reception with fire place, original varnished wood floor and bay window • Rear reception with fireplace, original varnished wood floor and beautiful original French doors to garden with stained glass inserts • Galley kitchen with tiled floor and door to garden • The first floor offers two good size double bedrooms with original fire places and bay windows • Single bedroom with bay window • Family bathroom • The converted loft consists of a spacious main bedroom, eaves storage space and an en-suite shower room • Gas central heating • Rear garden measuring approx 70ft x 20ft with rear access to gated alleyway.

Enfield Council Tax band E

- Four bedrooms
- 1920s built terrace house
- Two receptions
- Galley kitchen
- Two bath/shower rooms
- Chain free
- Many period features
- Front and rear gardens





Hawthorn Avenue Palmers Green London N13 4JS

Tenure: Freehold
Gross Internal Area: 1428.00 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 74 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (17-38) 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 | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (17-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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