



Chimes Avenue, Palmers Green, London, N13
Chain Free £599,995 Freehold

Anthony Webb
ESTATE AGENTS

Chimes Avenue, Palmers Green, London, N13

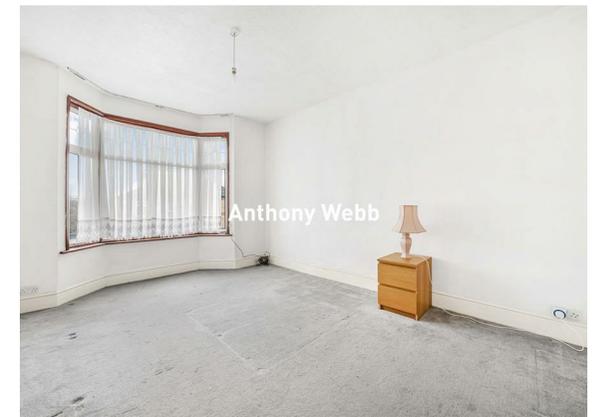
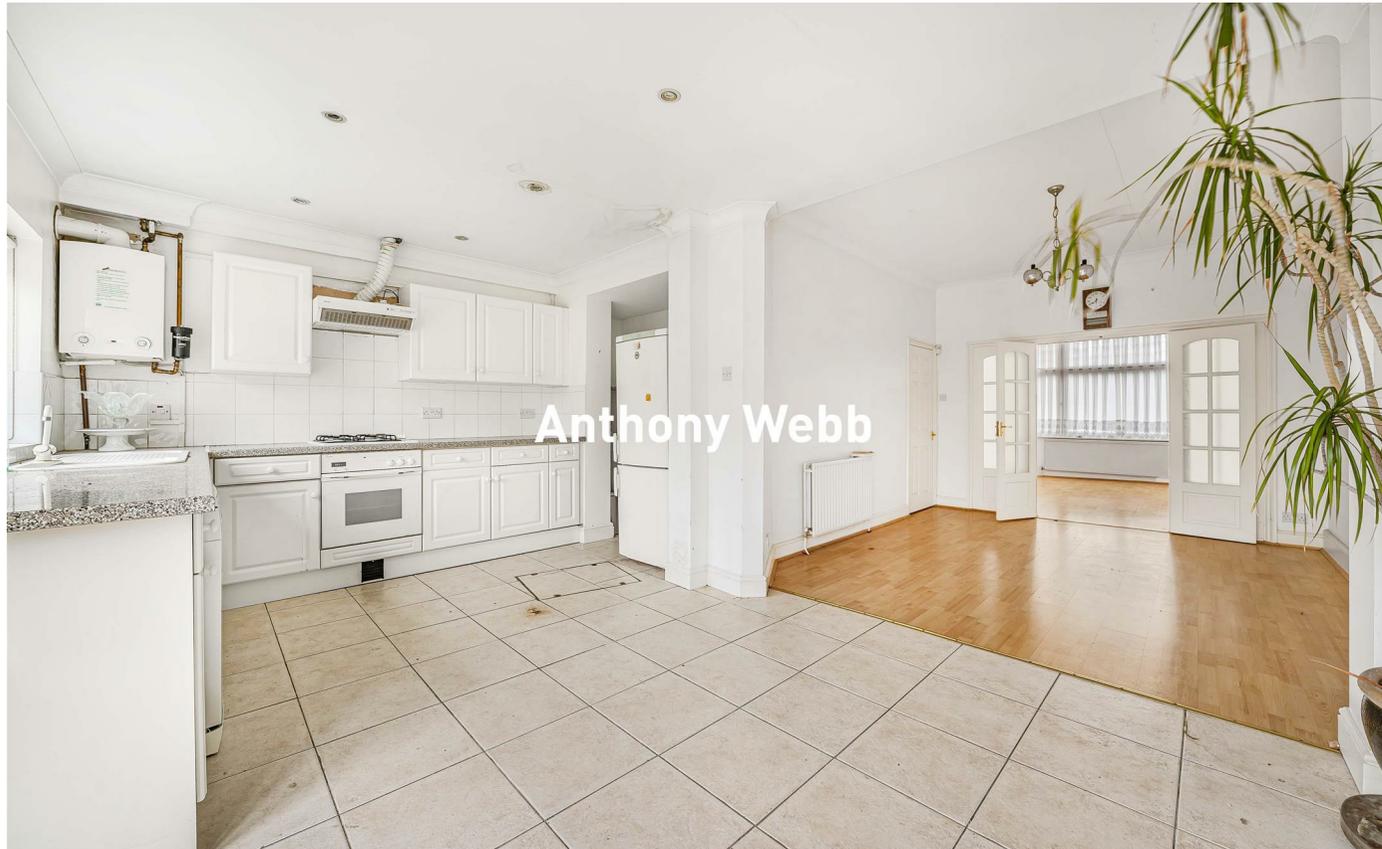
A chain free extended three bedroom terraced house benefiting from two interconnecting receptions, a kitchen/diner, two bath/shower rooms and front/rear gardens.

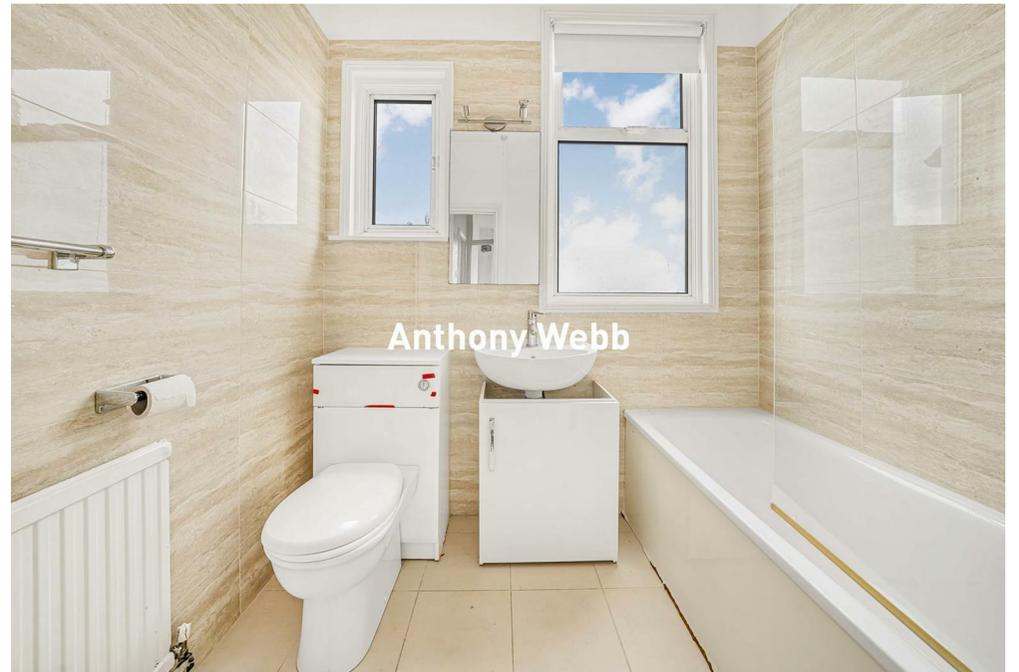
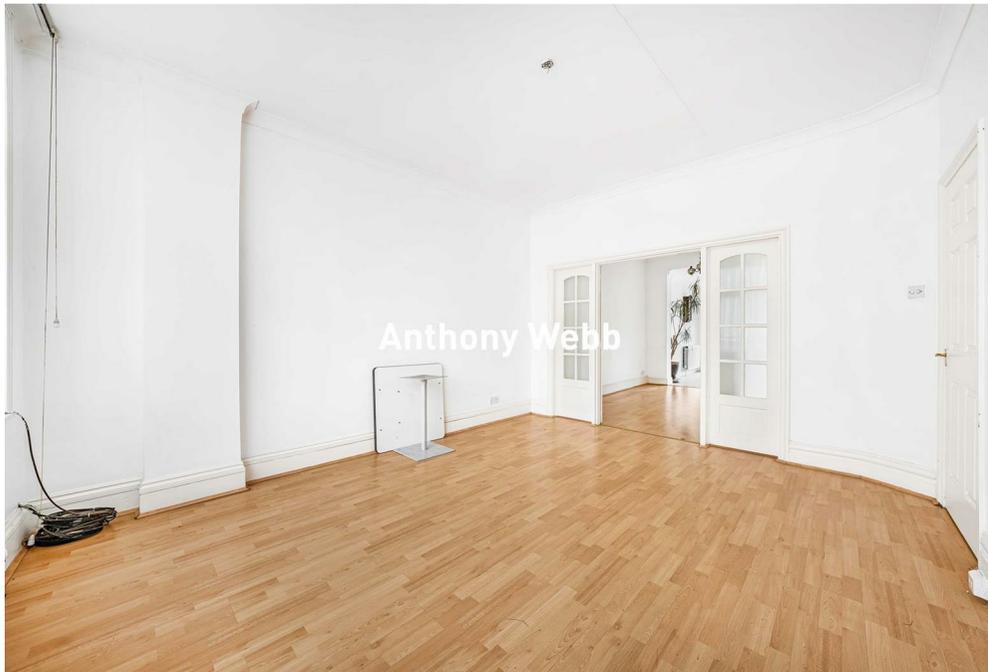
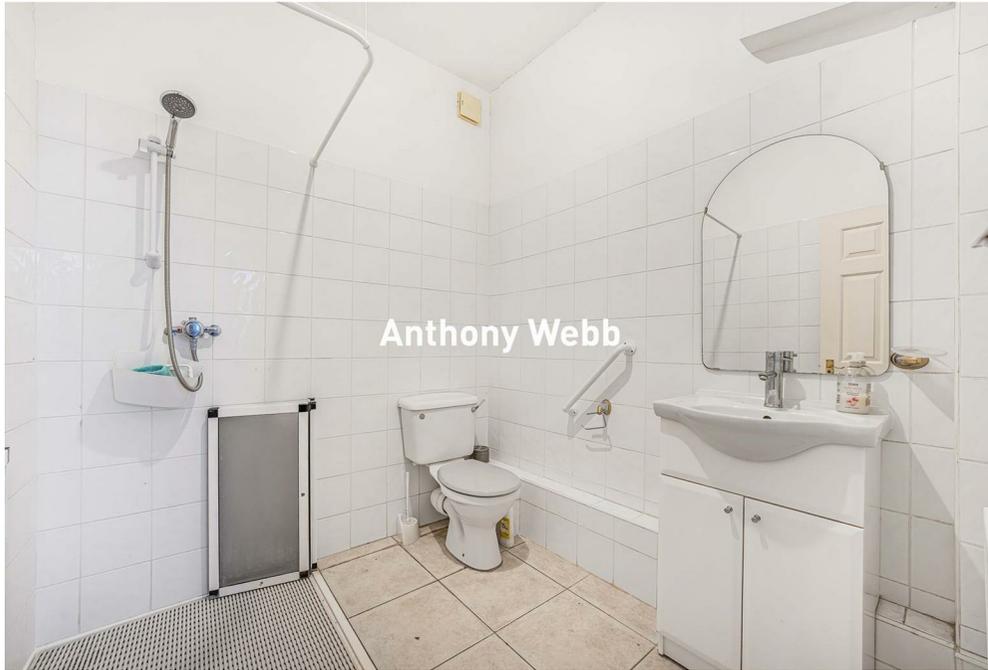
Chimes Avenue is a popular residential turning between Hazelwood Lane and Oakthorpe Road and is within a few minutes walk of Green Lanes shops, restaurants, bus routes and Palmers Green mainline station into Finsbury Park and Moorgate. There are numerous green spaces/walks within easy reach including The New River, Hazelwood recreation ground and Broomfield Park. Hazelwood primary school is also minutes' away.

Porch • Hallway • Two good size interconnecting receptions • Extended kitchen/diner with doors to garden • Ground floor shower room • First floor landing with access to loft space (potential to convert subject to usual consents) Two double bedrooms and one single bedroom • Family bathroom • Double glazing • Gas central heating • Front garden • Rear garden backing onto the New River.

Enfield council tax band E

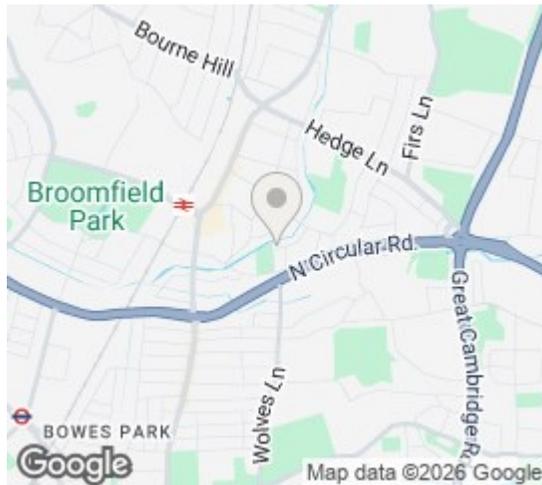
- Three bedrooms
- Extended terrace house
- Two interconnected receptions
- Two bath/shower rooms
- Kitchen/diner
- Close to shops/transport
- Double glazing/Gas central heating
- Front and rear gardens





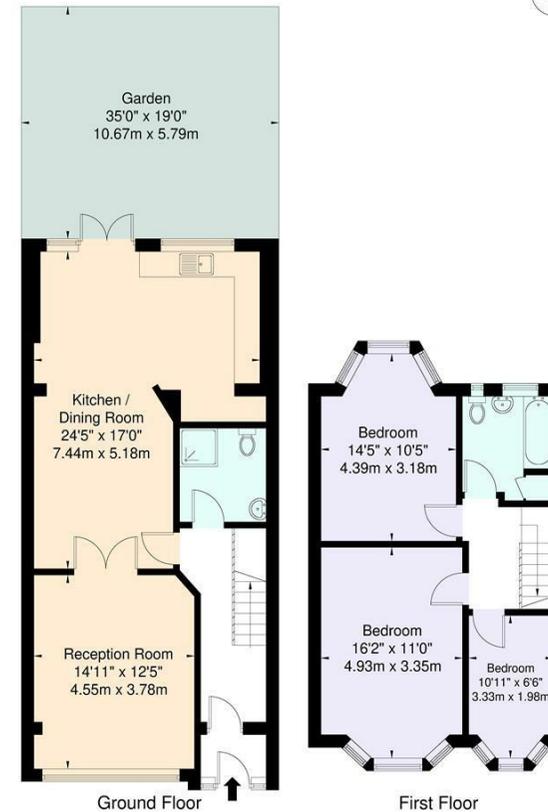
Chimes Avenue Palmers Green London N13 5HT

Tenure: Freehold
Gross Internal Area: 1220.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Chimes Avenue, Palms Green, N13 5HT
Approximate Gross Internal Area = 113.4 sq m / 1220 sq ft



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, Palms Green, London N13 5TJ
020 8882 7888
palmsgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS