



Kingsley Road, Palmers Green, London, N13
£725,000 Freehold

Anthony Webb
ESTATE AGENTS

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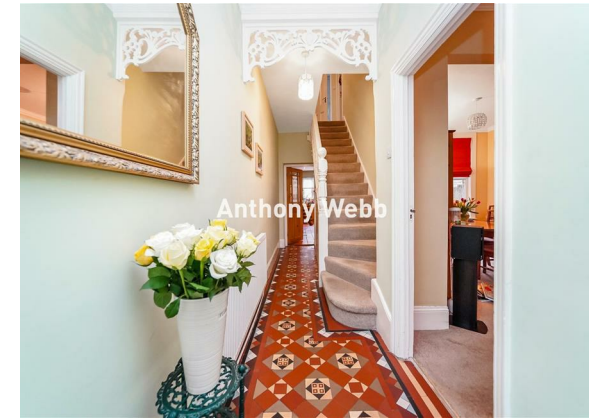
A well-presented three double bedroom Edwardian terrace house with beautiful original tiled hallway, through lounge, kitchen/diner and well-maintained rear garden. The property offers a generous 1,203 square feet of well-appointed living space and also offers great potential to extend to the rear/side and into the loft space.

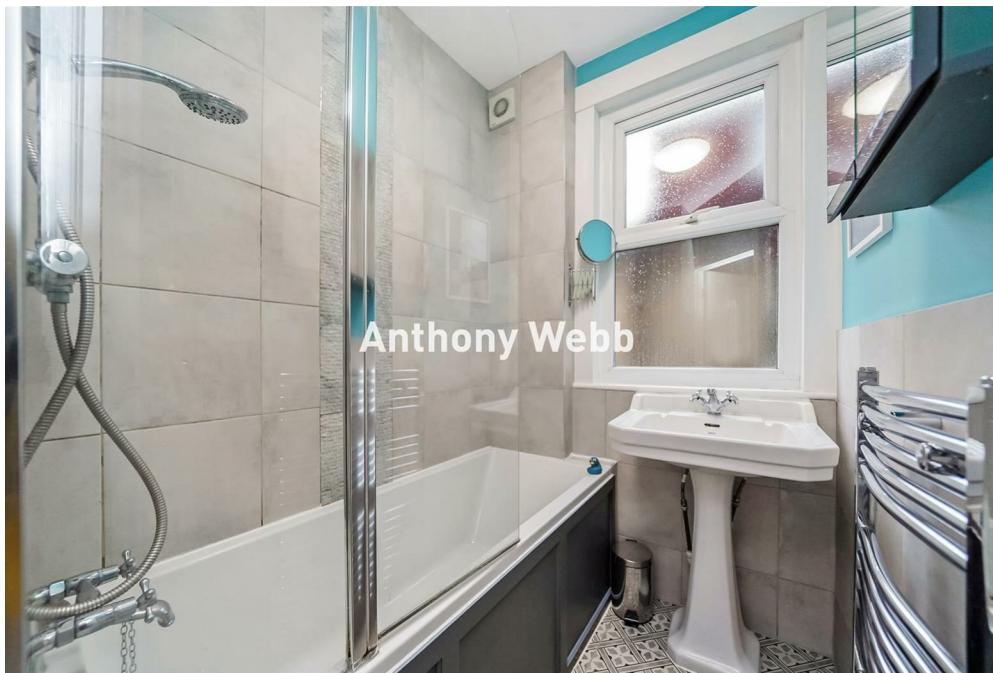
Located between Hazelwood Lane and Park Avenue in the sought-after area of Palmers Green, residents will benefit from a vibrant community with excellent local amenities, including shops, restaurants, Broomfield Park, and popular schools including Hazelwood Primary and nursery. The property is also well-connected to public transport, making it easy to commute to central London and beyond via Palmers Green mainline station and various bus routes.

Original front garden wall and tiled path to front door • Hallway with original tessellated tiled floor and ceiling features • Spacious through lounge with bay window • Fitted kitchen/diner with door to side return and garden • First floor landing with access to loft space • Modern first floor family bathroom and separate w.c • Fitted wardrobes to all bedrooms • Double glazing • Gas central heating • South East facing rear garden measuring 82ft x 18ft mostly laid to lawn with mature shrubs/trees and potting shed to rear.

Enfield Council tax band E

- Three double bedrooms
- Edwardian terrace house
- Through Lounge
- Kitchen/diner
- Modern bathroom + separate w.c
- Double glazing/gas central heating
- Catchment for Hazelwood Primary School
- Front and rear gardens





Kingsley Road Palmers Green London N13 5PL

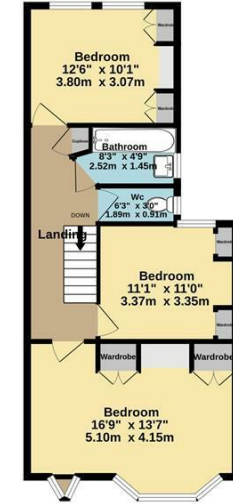
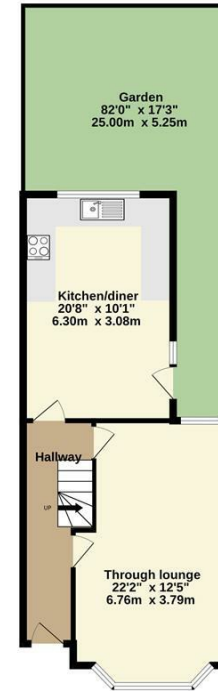
Tenure: Freehold
Gross Internal Area: 1203.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

Ground floor
596 sq.ft. (55.4 sq.m.) approx.

1st floor
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for 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.
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