



**Broomfield Avenue, Palmers Green, London, N13**  
**Chain Free £649,995 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Broomfield Avenue, Palmers Green, London, N13

A chain free 1920s built three bedroom terrace house with two receptions, modern kitchen, original loft room and beautiful front and rear gardens.

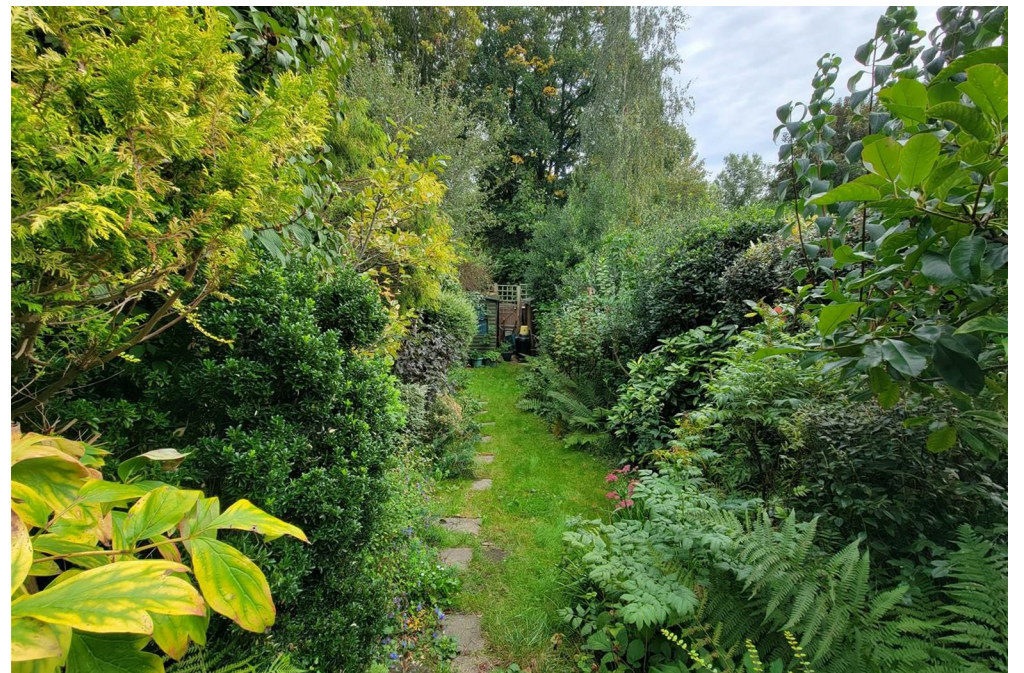
Broomfield Avenue is a popular residential turning in the heart of Palmers Green within easy walking distance of Aldermans Hills and Green Lanes shops, restaurants, Broomfield Park and mainline station into Moorgate. Arnos Grove and Bounds Green underground stations are also within easy reach.

Porch to entrance hallway with original front door • Living room with large bay window and working feature fireplace • Dining room with working feature fireplace and French doors to garden • Modern kitchen • First floor landing with original cupboard with stairs to original boarded loft room with window • Two good size double bedrooms • Single bedroom • Bathroom • Gas central heating with modern combination boiler • Front garden • Rear garden with timber workshop and rear access measuring approx. 75ft x 22ft.

Enfield Council Tax Band E

- Three bedrooms
- 1920s Built terrace house
- Two receptions
- Fitted kitchen
- First floor family bathroom
- Gas central heating
- Chain free
- Front and rear gardens



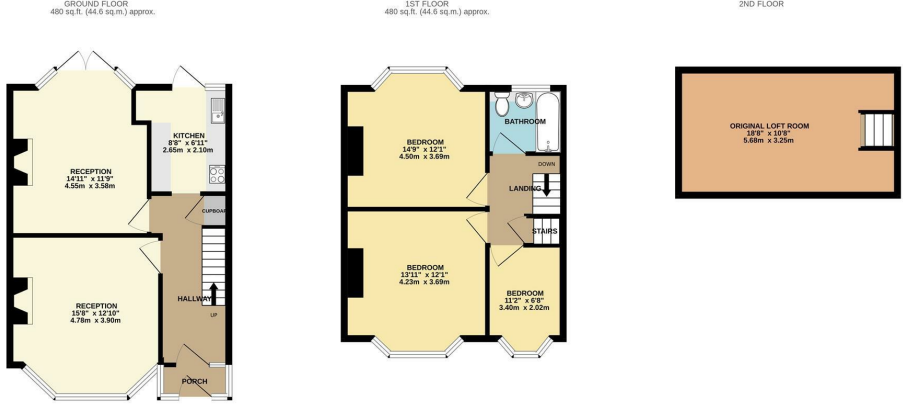


# Broomfield Avenue Palmers Green London N13 4JR

Tenure: Freehold  
Gross Internal Area: 960.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 <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			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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