



Hazelwood Lane, Palmers Green, London, N13
£749,995 Freehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, Palmers Green, London, N13

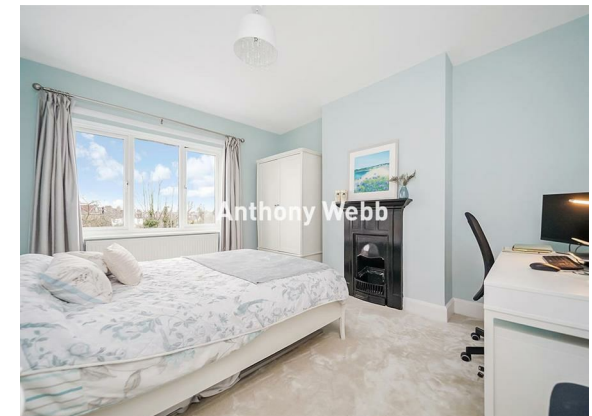
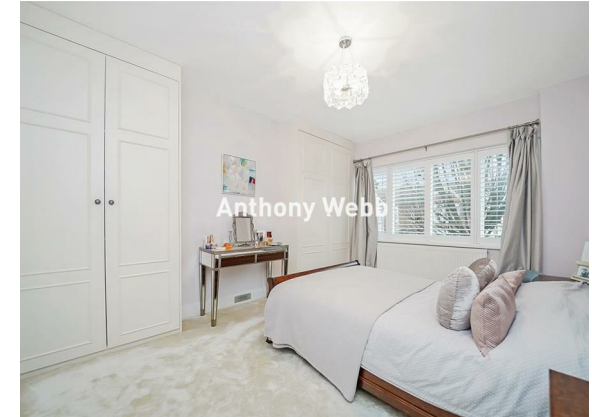
Stunning extended terrace house offering a perfect blend of period charm and modern convenience. Spanning an impressive 1,268 square feet, the property boasts three bedrooms, an extended kitchen diner and south facing rear garden making it an ideal family home.

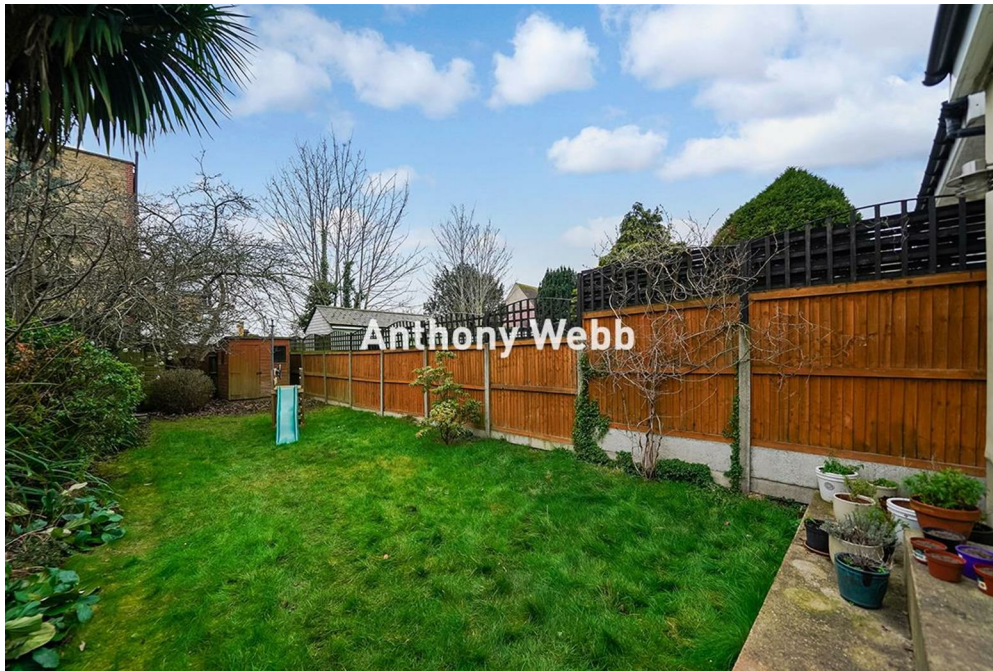
Hazelwood lane is located off Green Lanes and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood primary school, Broomfield Park, The New River and Hazelwood recreation ground area are also a short walk away.

Front garden and path to front door • Hallway with tiled floor • Ground floor cloakroom • Spacious reception with feature fire surround and gas "log" burner • Extended open plan kitchen/dining/living space with bi-folding doors to garden • Modern fitted kitchen with breakfast bar and granite work surfaces • First floor landing with access to loft space which offers the potential to extend into • Beautiful family bathroom with roll top bath and separate shower cubicle • Two double bedrooms (one with fitted wardrobes) • Single third bedroom • Wood/tilled floors on ground floor • Gas central heating • Mostly double glazed • South facing rear garden measuring 55ft x 20ft.

Enfield Council Tax Band E

- Potential to convert loft space
- Three bedrooms
- Extended family home
- Living room
- Open plan modern kitchen/diner/living space
- Ground floor cloakroom
- Modern family bath/shower room
- Front and rear gardens
- Close to shops/station and Hazelwood Primary School





**Hazelwood Lane
Palmers Green
London
N13 5HE**

Tenure: Freehold
Gross Internal Area: 1268.00 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			
(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	

Hazelwood Lane, N13 5HE
Approx. Gross Internal Area 1268 Sq Ft - 117.80 Sq M



For Illustration Purposes Only - Not To Scale
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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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