



Crothall Close, Palmers Green, London, N13  
Chain Free £649,995 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Crothall Close, Palmers Green, London, N13

A chain free three bedroom (originally built as a four bedroom) link detached (attached via garage) house built in the late 80s located in this quiet residential cul-de-sac.

Crothall Close is located off Fox Lane and is well positioned for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Southgate high road and underground station are a short ride away via the W9 bus route. Both Broomfield and Grovelands parks are within easy walking distance.

Entrance Hallway with ground floor w.c • Spacious living room with bay window • Dining Room • Conservatory • Kitchen with large storage cupboard • Utility room with door to garden and garage • First floor landing with access to loft • Main bedroom to front with en-suite shower room • Second double bedroom with fitted wardrobe • Single third bedroom • Family bathroom • Off street parking • Garage to side • Mature rear garden with side access measuring 36ft x 32ft.

Enfield Council Tax band F

- Three bedrooms
- Linked detached house
- Two receptions
- Kitchen
- Utility room
- Quiet cul-de-sac location
- Off street parking+garage
- Rear garden





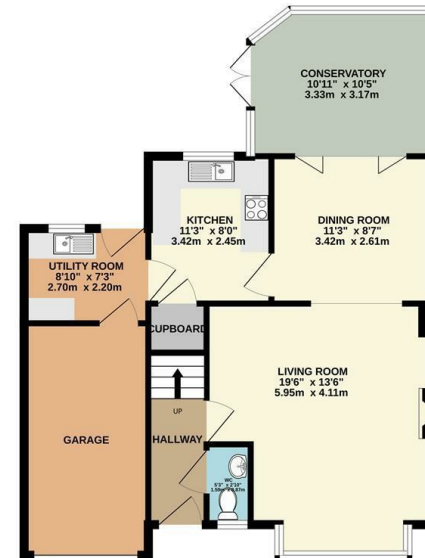
# Crothall Close Palmers Green London N13 4BN

Tenure: Freehold  
Gross Internal Area: 1169.00 sq ft

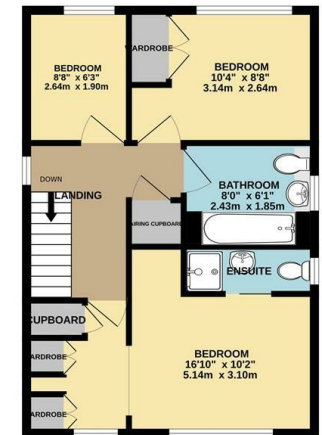


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(17-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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