



Briar Close, Palmers Green, London, N13
Chain Free £515,000 Freehold

Anthony Webb
ESTATE AGENTS

Briar Close, Palmers Green, London, N13

A well presented extended three bedroom 1930's built house located in the popular New Park Estate offering a spacious through lounge with bay window, an extended fitted kitchen, two bath/shower rooms, two double bedrooms and one single bedroom, gas central heating, off street parking to front and well maintained garden to rear with garage/shed.

Briar Close is a quiet residential turning situated off Pembroke Road and is within easy reach of local shops and Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Firs Farm Wetlands park and popular primary school are also a short walk away.

Enfield Council Tax Band E

- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Fitted kitchen
- Rear extension
- Two bath/shower rooms
- Off street parking
- Rear garden





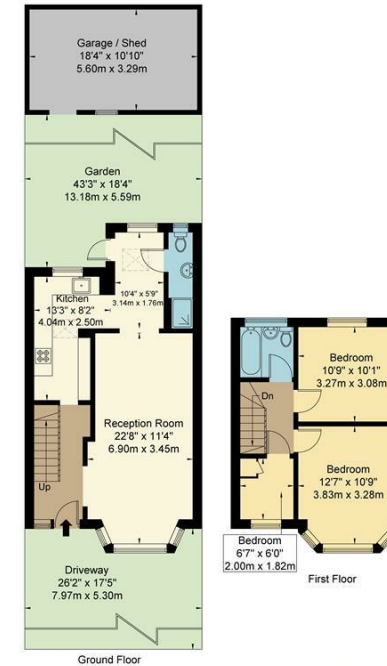
Briar Close Palmers Green London N13 5NL

Tenure: Freehold
Gross Internal Area: 877.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			68
(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	

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Approx Gross Internal Area = 81.5 sq m / 877 sq ft
Garage / Shed = 18.1 sq m / 194 sq ft
Total = 99.6 sq m / 1071 sq ft



Ref

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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS