



**Broomfield Lane, Palmers Green, London, N13**  
**£1,050,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Broomfield Lane, Palmers Green, London, N13

A beautifully presented four bedroom semi-detached house opposite Broomfield Park which has been extended and renovated by the current vendors to create a fantastic family home. The property offers two receptions, a modern kitchen/diner, two bath/shower rooms, a ground floor w.c, off street parking, cellar, garage and garden to rear.

Broomfield Lane is a most popular residential turning located a short walk through the park to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

Council Tax band E • Entrance hallway with stone floor • Front reception with bay window, feature fireplace and stone floor • Rear reception with feature fireplace, stone floor and opening to kitchen/diner • Modern fitted kitchen/diner with granite work surfaces and bi-folding doors to covered terrace/garden • Ground floor guest w.c • First floor landing with large window and stairs to converted loft • Two double bedrooms with modern fitted wardrobes • Good size single bedroom • Modern family bath/shower room • Converted loft offers a spacious bedroom with dual aspect windows and a modern en-suite shower room • Double glazing • Gas central heating • Off street parking to front • Double garage with power and light to rear • Well maintained south facing block paved rear garden •

- Four bedrooms
- Extended semi-detached house
- Two receptions
- Modern kitchen/diner
- Two modern/bath/shower rooms
- Large cellar/storage space
- Off street parking/garage to rear
- Block paved rear garden





# Broomfield Lane Palmers Green London N13 4HB

Tenure: Freehold  
Gross Internal Area: 1680.00 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			
(21-38) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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