



 **3**
Bedrooms

 **2**
Bathrooms



VERY WELL PRESENTED 3 BEDROOM end of terraced house. Boasting a **MODERN KITCHEN** with appliances, 2 bathrooms, through lounge, garage & off street parking. **NEWLY DECORATED**, Double glazed & GCH. **Wooden Flooring**. Easy Access to Palmers Green/Winchmore Hill & Enfields shopping facilities.

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PORCH:

Double-glazed front door.

ENTRANCE HALL:

Wooden flooring, radiator, under-stairs storage cupboard.

THROUGH-LOUNGE: 30' 09" x 11' 00" (9.37m x 3.35m)

THROUGH LOUNGE: 30'09" x 11'00" > 10'06" > 8 '00" Semi bay double glazed window to front aspect, double glazed doors to garden, wooden flooring, radiators x 2.

KITCHEN-DINER: 9' 05" x 16' 03" (2.87m x 4.95m)

KITCHEN DINER: 6'09" x 6'00" < 9'05" x 10.02 < 16.03" Double glazed window to rear aspect, double glazed door to garden, wall, and floor standing units, quartz worktop, spotlights, double sink with mixer tap, fitted dishwasher, electric hob, extractor, electric oven, fitted microwave, fitted fridge freezer, tiled floor, radiator.

LOBBY:

Washing machine, tiled walls, tiled floor.

GROUND FLOOR BATHROOM: 7' 00" x 6' 09" (2.13m x 2.06m)

Double glazed window to side aspect, bath with side door and shower attachment, wash hand basin in vanity unit with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor, spotlights.

GARAGE:

Radiator, lighting, power points.

LANDING:

Double glazed window to side aspect, carpet, loft access.

SHOWER ROOM

Double-glazed window to rear aspect, walk-in shower, low-level flush water closet, heated towel rail, extractor, tiled walls, tiled flooring, and spotlights.**REAR**

BEDROOM: 12' 03" x 10' 05" (3.73m x 3.17m)

Double glazed window to rear aspect, wooden flooring, radiator.

FRONT BEDROOM:

Double-glazed window to front aspect, wooden flooring, radiator.

FRONT BEDROOM: 9' 01" x 6' 00" (2.77m x 1.83m)

Double-glazed window to front aspect, wooden flooring, radiator.

GARDEN:

Paving slabbed.

FRONT:

Off-street parking for one car



£2,275 pcm
New Park Avenue, Palmers Green N13



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

