

FOR SALE



Broomfield Lane, Palmers Green, London, N13
£975,000 Freehold

Anthony Webb
ESTATE AGENTS

Broomfield Lane, Palmers Green, London, N13

Stunning Edwardian four bedroom semi-detached family house built in 1910 boasting many original features, two spacious receptions, a kitchen/diner, rear garden and off street parking.

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

Spacious entrance hallway with a feature fireplace and tiled floor • Cellar (16ft x 8ft) • Living room with bay window, stripped wood floor and feature fireplace • Sitting room with a feature fireplace, stripped wood floor and bay window and door to garden • Farmhouse style kitchen/diner with a stained glass window, tiled floor and space for a range style cooker • First floor landing with wood floor, stained glass skylight and door to loft space • Family bathroom with shower cubicle and a period style high flush w.c and roll top bath tub • Four good size bedrooms with wood floors, original feature fireplaces, coving and picture/dado rails • Gas central heating • Off street parking for two cars • Rear garden measuring 82ft x 26ft with a decked patio area, side access and a timber shed with power and light.

- Four bedrooms
- Semi-detached house
- Two receptions
- Kitchen/diner
- Period features
- Close to park/station
- Off street parking
- Rear garden





Broomfield Lane Palmers Green London N13 4HE

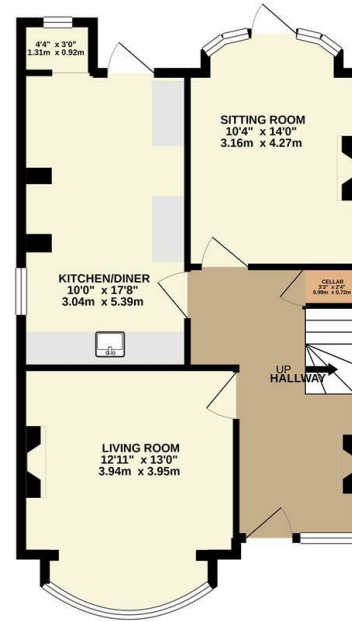
Tenure: Freehold

Gross Internal Area: 1647.00 sq ft

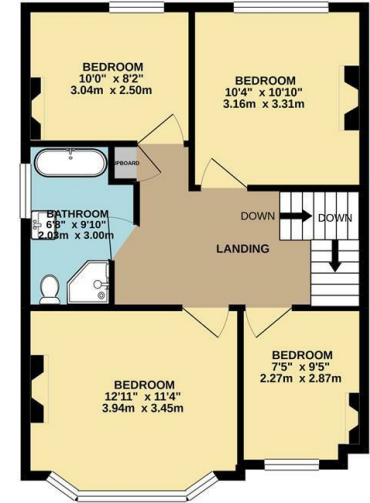


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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	

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA - 1647 sq.ft. (153.0 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 misstatement. 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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