

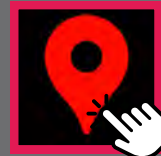
BERKSHIRE GARDENS

PALMERS GREEN - N13

THOMAS
JAMES
ESTATE AGENTS



- THREE BEDROOM HOUSE
- OFF STREET PARKING FOR TWO CARS
- END OF TERRACE
- PERIOD FEATURES THROUGHOUT
- QUITE RESIDENTIAL STREET
- CLOSE TO TUBE & STATIONS



FOR SALE
£750,000
FREEHOLD*

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3 BEDROOM HOUSE

£750,000 FREEHOLD*

IN BRIEF

This three bedroom end of terrace Edwardian house in Palmers Green has off-street parking for two cars and side access to a large garden. Ideally located in a quiet residential street it's close to a wide range of shops and amenities, with four train and tube stations within easy walking distance.

PROPERTY DESCRIPTION

There are four main living spaces on the ground floor: a front reception room, rear dining room, kitchen, and conservatory. The front reception room has a traditional feel, with a large south-facing curved bay window, stripped wood floor, picture rail, and an original cast iron fireplace with an ornate tile surround. Measuring 16'9" by 12'6" there's lots of space for sofas and much more besides.

The dining room is similarly spacious, with glazed double doors that open into the conservatory. This huge space is glazed along two sides and has doors to the adjacent kitchen, the garden terrace, and a small WC. With direct access to the garden, the conservatory is a fantastic entertaining space.

The well-equipped kitchen is dual aspect and has a long run of fitted wall and floor cabinets that provide plenty of storage capacity and ample worktop space. The floor is tiled and there is a smart green tiled splashback.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: E

FREEHOLD*

Current vendor is in the process of purchasing the freehold tile as currently has a long lease of 880



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3 BEDROOM HOUSE

GUIDE PRICE £750,000 FREEHOLD



The first floor has three bedrooms, a bathroom, and a separate WC. Two of the three bedrooms are large doubles, whilst the third is an ideal guest room or workspace. The main front bedroom echoes the front room downstairs, with a large, curved bay window, stripped wood floor, and a striking original fireplace and tiled surround. Generous dimensions easily accommodate a large double bed and bedroom furniture.

The second double bedroom is at the rear with a fireplace and garden views, whilst the third bedroom features an unusual small bay window. The bathroom and WC both have tiled floors and walls and an exterior window, and the bathroom has a freestanding rolltop bath and attractive vintage washbasin. A hatch on the landing provides access to the large loft via the original wood loft ladder.

Outside, the property has a paved front garden that provides off-street parking for two cars and gated side access to the almost 70 ft rear garden. This is split into a paved terrace adjacent to the house and a large lawn with a central specimen tree and a new garden shed recently installed.

LOCAL AREA

This quiet residential street is just moments from the wide selection of local shops and services along Green Lanes, and the neighbourhood centres of Palmers Green and Wood Green are both about a mile from your door (less than ten minutes by bus).

Palmers Green and Bowes Park train stations are both about a 15 minute walk. They are on the same train line with regular approx. sub-30 minute trains to Moorgate in the City.

Bounds Green and Wood Green on the Piccadilly Line are both a 20 minute walk from the property, with regular direct tube trains to the West End and beyond.

There's good access to the road network, with the North Circular Road just a couple of minutes away by car and also several bus routes offering an alternative route into London.

There are plenty of green spaces in the area, and numerous sports clubs and leisure centres within easy walking distance.

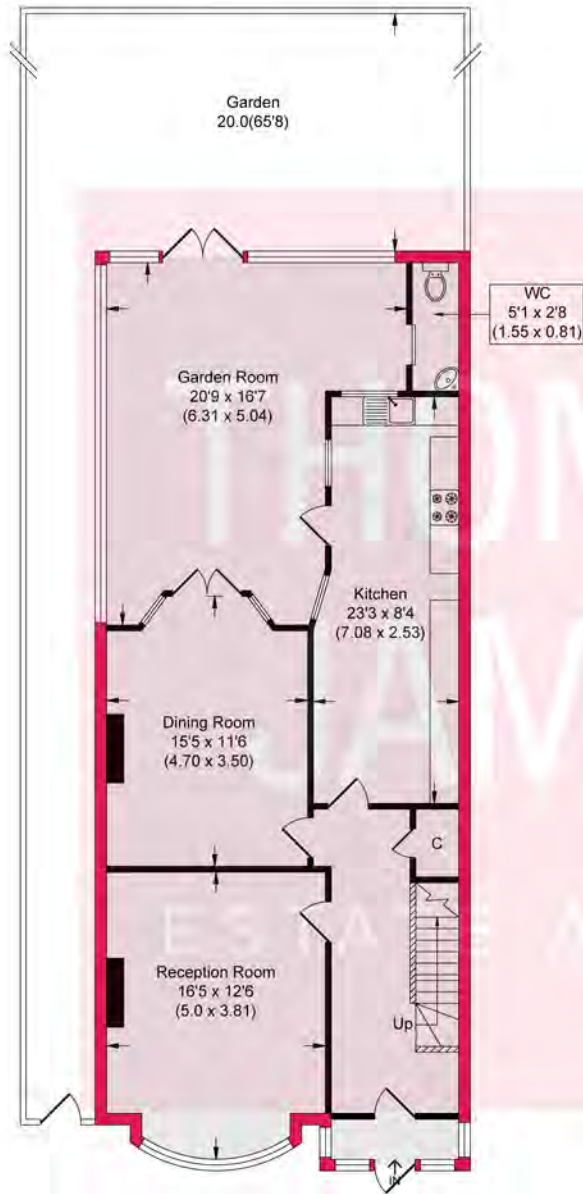
VIDEO



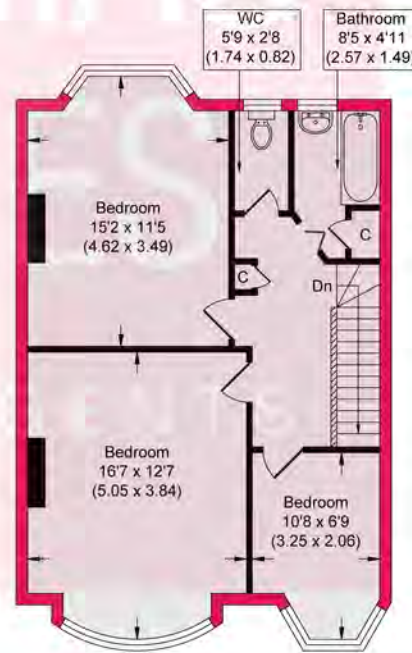
TRANSPORT



Ground Floor
94.30 sq.m. (1015.03 sq.ft.) approx.



First Floor
55.25 sq.m. (594.71 sq.ft.) approx.



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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

TOTAL FLOOR AREA : 149.55 sq.m. (1609.74 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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