

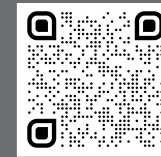
HEREWARD GARDENS

PALMERS GREEN - N13

THOMAS
JAMES
ESTATE AGENTS



- FIVE BEDROOM HOUSE
- FULLY EXTENDED
- PRIVATE GARDEN WITH REAR ACCESS
- OFF STREET PARKING
- CLOSE TO PALMERS GREEN STATION
- VIBRANT INDEPENDENT HIGH STREET



FOR SALE
£675,000
FREEHOLD

HEREWARD GARDENS

PALMERS GREEN - N13

FIVE BEDROOM HOUSE

£700,000 FREEHOLD

IN BRIEF

This mid terrace property in Palmers Green has been thoroughly renovated and extended to create a stunning five bedroom family home. With off-street parking at the front and a lovely landscaped rear garden it's a spacious property in an excellent location within easy walking distance of a wide range of shops and Palmers Green station.

PROPERTY DESCRIPTION

The property has been extended and modernised to create a spacious interior with 1,576 square feet of space over three floors. The ground floor has two large living spaces and a WC, the first floor is home to three bedrooms and a family bathroom, whilst the top (loft) floor houses the fourth and fifth bedrooms and the second bathroom.

The smart but unassuming exterior of this property belies the wonders within. From the moment you step inside, the thorough modernisation is evident, with a fabulous 38 ft long virtually open plan living space on the ground floor comprising a front living room and a connected rear multi-purpose room kitchen/dining room/living room. This fabulous flexible space is ideal for family life, relaxing and entertaining.

The front living room is cosy and carpeted, with space for sofas, whilst the rear room is tiled and has bifold doors that open onto the garden terrace. High gloss fitted wall and floor cabinets run along one side with a sink at the end and a kitchen island opposite. This is large enough to serve as a dining table but there's also ample space for an additional table and sofas in this huge light-filled room. The fully tiled WC is tucked away next to the stairs, which lead up to the first floor landing.



COUNCIL TAX BAND: E
Enfield Council

EPC RATING: C

FREEHOLD



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The main front bedroom (14'2 x 12'8") has a bay window with leaded lights and easily fits a large double bed and bedroom furniture, as does the second double bedroom to the rear which has leafy views. The third bedroom has a charming small bay window and would make an excellent child's room or workspace (its current use). All three bedrooms are carpeted. The fully tiled family bathroom on this floor has a corner bath, a wall-hung washbasin console, and a WC.

Two more double bedrooms have been added at loft level. The front bedroom has two Velux windows and eaves storage, whilst the rear room has a large window with tree-level views. Both have a modern aesthetic with wood floors and downlighters. The top floor bathroom has washbasin, WC and an enclosed fitted monsoon shower, which can function as a steam room, and the bath is fitted with water jets which create a jacuzzi feel.

Outside, the property is set back significantly from the street thanks to its location on the bend in this residential road, and it has paved off street parking at the front.

The approx. 40ft rear garden is a pleasant and practical space with a paved terrace and a lawn bordered by planted beds and a garden path. There's also a handy utility room directly outside the kitchen bifold doors, a smart outbuilding at the end of the garden with power and lighting, and rear pedestrian access.

LOCAL AREA

- This pleasant residential street is just a five minute walk from the wide selection of local shops and services along Green Lanes, and the neighbourhood centre of Palmers Green lies within a mile. The town centre of Wood Green with its large shopping centre is 1.3 miles, a 15-minute bus ride.
- Palmers Green train station, a 15 minute walk away, has regular sub-30 minute trains to Moorgate in the City, and the Piccadilly Line tube stations at Bounds Green and Wood Green, both just over a mile from the property, have regular direct services to the West End and beyond.
- Local schools are good, notably Oakthorpe Primary School which is rated outstanding by Ofsted.

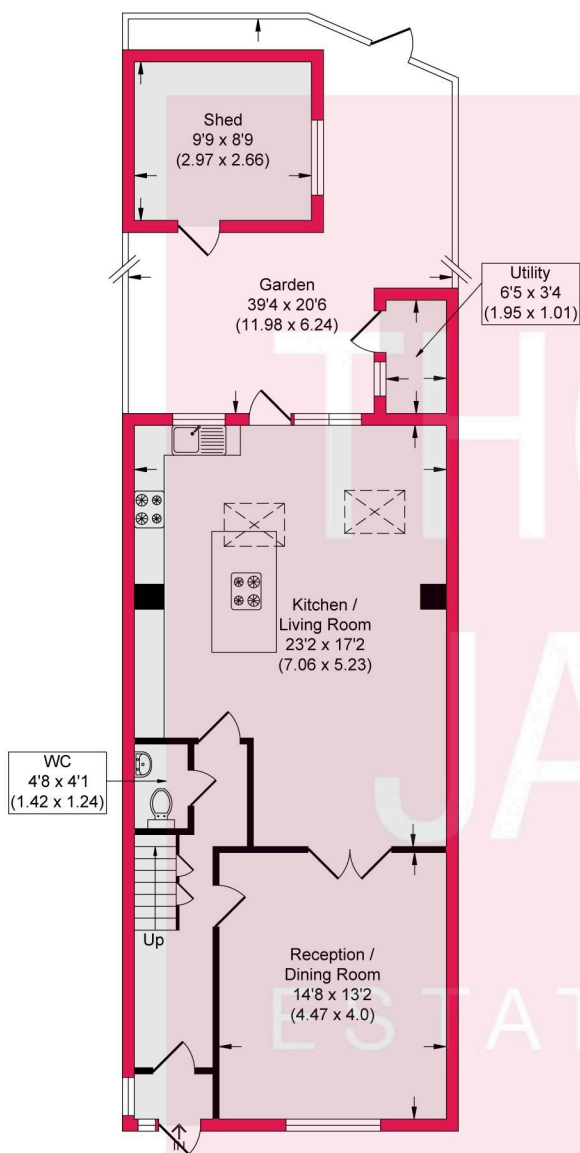
VIDEO



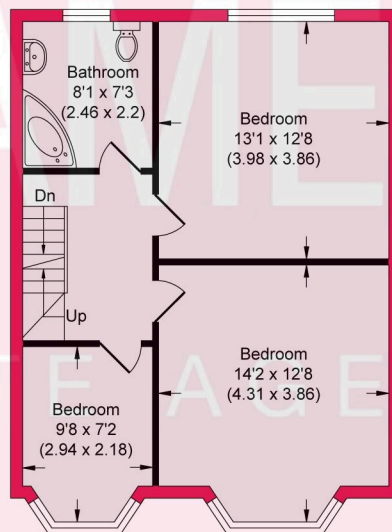
TRANSPORT



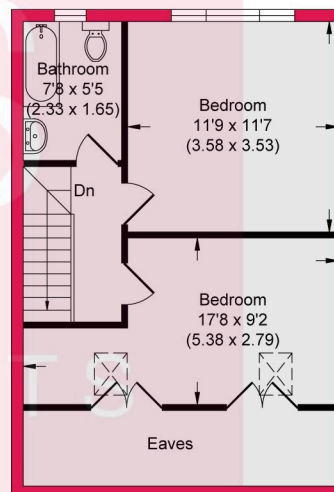
Ground Floor
62.74 sq.m. (675.32 sq.ft.) approx.



First Floor
49.74 sq.m. (535.39 sq.ft.) approx.



Second Floor
33.90 sq.m. (364.89 sq.ft.) approx.



TOTAL FLOOR AREA : 146.38 sq.m. (1575.60 sq.ft.) approx.
(Excluding Eaves / Shed)

SHED AREA : 7.90 sq.m. (85.03 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.

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thomas James Estate Agents

t 0208 226 0068

e info@thomasjameskw.com

w thomasjamesestateagents.com



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