

PRINCES AVENUE

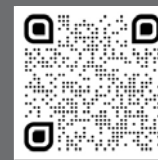
PALMERS GREEN - N13

THOMAS
JAMES
ESTATE AGENTS



- THREE BEDROOM HOUSE
- TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN

- CHAIN FREE
- CLOSE TO GREEN LANES
- VIBRANT INDEPENDENT HIGH STREET



FOR SALE
£525,000
FREEHOLD

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THREE BEDROOM HOUSE

£525,000 FREEHOLD

IN BRIEF

If you're looking for a property in a great location with plenty of potential this could be the place for you. Located in a pleasant tree-lined street within easy walking distance of a wide range of shops and Palmers Green station, this three bedroom house with a sunny, south-facing garden has lots of scope for adding both space and value.

PROPERTY DESCRIPTION

The house has 1,081 square feet of space over two floors and a 42 ft rear garden. It has the potential to be much bigger, as many of the neighbouring properties including the next-door neighbours have extended to the rear and into the loft.

The property has retained its original layout, with a living room, dining room, and kitchen on the ground floor, and three bedrooms, a bathroom, and a WC on the floor above.

The front living room is a generous size with a wide window. The focal point is a electric fire with a wood surround. The room easily fits two large sofas and would make a relaxing retreat. The rear dining room has south-facing floor to ceiling glazed sliding doors that provide lovely garden views open onto the paved and sheltered garden terrace. It also has a vintage marble fire surround, has bespoke fitted cupboards and a small walk-in cupboard. The adjacent tiled galley kitchen is fitted with wall and floor cabinets that house integrated appliances and provide ample worktop space. A window and glazed door provide views of and access to the rear garden.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: E

FREEHOLD



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On the first floor the main front bedroom has a bay window and extensive fitted wardrobes and cupboards. The second bedroom, a large double, has a fitted wardrobe, a (closed) fireplace, and garden views. The third bedroom, a small double, again has a bay window and fitted wardrobes. The bathroom has a bath and washbasin, and the adjacent WC is fully tiled. Both have windows that provide plenty of natural light and ventilation.

The south-facing garden has a paved patio next to the rear of the house that's sheltered by a large lean-to. There's also a handy outdoor walk-in cupboard. The garden is a little untouched but has a shed and the potential to be a delightful space with room for a lawn, planting, play equipment, and lots more.

The house is set back from the pavement behind a low wall and paved front garden.

The property has original features including ceiling cornicing, picture rails and panelled interior doors. It also has plenty of storage space in numerous built-in cupboards and has been fitted with double glazing. The flooring is a combination of carpet and wood laminate. The property is offered chain free.

LOCAL AREA

- The wide selection of local shops and services along Green Lanes are a mere five minute walk away, and the neighbourhood centre of Palmers Green lies within a mile. The town centre of Wood Green with its large shopping centre is 1.2 miles, 10-minutes by bus.
- Palmers Green train station is a 15 minute walk. This has regular sub-30 minute trains to Moorgate in the City.
- There's good access to the road network. The North Circular Road is a couple of minutes' drive and it's five minutes by car to the A10.
- There are plenty of green spaces in the area including Tottenham Recreation Ground, and award-winning Broomfield Park.
- Within short walking distance to the local Infant and Juniors schools; St Michael at Bowes, Tottenham Infant and Oakthorpe Primary.

VIDEO

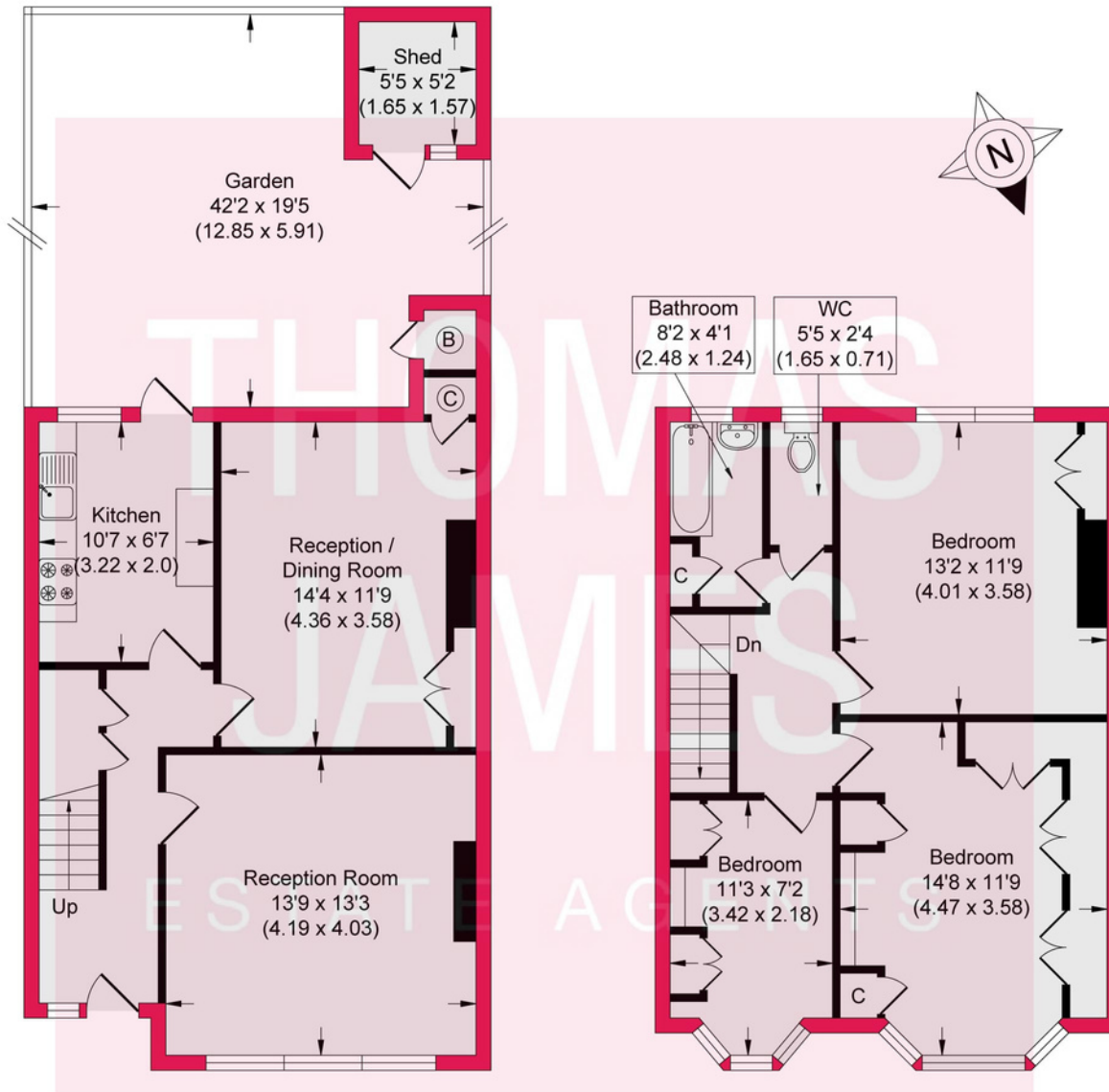


TRANSPORT



Ground Floor
52.20 sq.m. (561.87 sq.ft.) approx.

First Floor
48.25 sq.m. (519.36 sq.ft.) approx.



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		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 100.45 sq.m. (1081.23 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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