

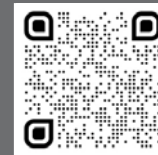
MELBOURNE AVENUE

PALMERS GREEN - N13

THOMAS
JAMES



- CHAIN FREE
- THREE BEDROOM HOUSE
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDEN
- VIBRANT INDEPENDENT HIGH STREET
- WALKING DISTANCE TO STATION



FOR SALE
£600,000
FREEHOLD

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JAMES



3 BEDROOM HOUSE

£600,000 - FREEHOLD

IN BRIEF

This three bedroom house has generous period proportions, original features, and a sunny south-facing garden. Located in a popular residential street in popular Bowes Park, it has excellent access to a wide range of shops and amenities, including the train stations in Bowes Park and Palmers Green.

PROPERTY DESCRIPTION

This is ideal family home, set back from the road behind a paved front garden, has almost 1,200 square feet of space, including a sunny, south-facing conservatory and a downstairs shower room. These are currently the only additions to the original house, which has lots of potential for updating and extension.

The property has a traditional layout with a living room, dining room and kitchen downstairs, and three bedrooms and a bathroom upstairs. The ground floor is also home to the aforementioned shower room and the conservatory.

The living room and dining room are a good size. Both have large windows, are carpeted, and feature ceiling roses and fireplaces. The living room has a large square bay window and, at 16'5" by 12'1", plenty of space for sofas. The dining room has glazed double doors that open into the conservatory and an attractive cast-iron fireplace with an ornate tiled surround.

The conservatory measures over 14ft by 10ft and has lovely garden views, double doors to the paved terrace, and doors to the kitchen and shower room. The kitchen is galley-style, with fitted wall and floor cabinets and a tiled splashback, and the shower room is also tiled.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: D

FREEHOLD



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3 BEDROOM HOUSE

£600,000 - FREEHOLD



PROPERTY DESCRIPTION CONTINUED.....

The main bedroom is directly above the living room at the front of the house and has a similar square bay window. The second double bedrooms has views over the rear garden. Both are carpeted and have original cast-iron and tiled fireplaces. The third bedroom is a single, also ideal for use as a workspace. The family bathroom is mainly tiled and fitted with a bath with a shower above, and a freestanding washbasin and WC. An obscured glass window provides excellent natural light and ventilation.

Outside, the rear garden is ideally orientated, facing south to maximise the sunshine. Measuring over 20ft by 50ft it has a paved terrace adjacent to the house with a handy shed, and a large lawn bordered by mature shrubs and a pear tree.

LOCAL LIFE

The property is in within easy walking distance of the many shops, services and other amenities along Green Lanes and the High Street in Bowes Park. Myddleton Road with its independent cafes, bars and shops is also just a short walk away,

Transport links are good, with Bowes Park station just over ten minutes from the property, and Palmers Green station just a couple of minutes more. Both are on the Great Northern Line, with direct c.25 minute journeys to Moorgate in the City and a link to the Victoria Line at Highbury & Islington (c.15 minutes) for travel to the West End. Alternatively, you can hop on the Piccadilly Line less than a mile away at Bounds Green station or head into Wood Green via one of the frequent buses running along green lanes (c.10minutes).

There are lots of public green spaces and sports facilities in the area, including the lovely Arnos Park and Broomfield Park, and Tottenham and White Hart Lane recreation grounds.

VIDEO

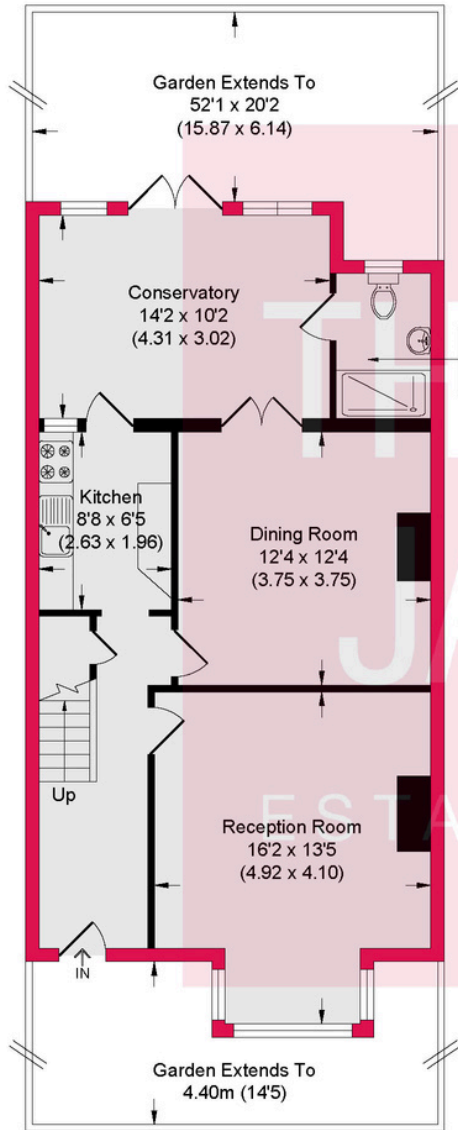


TRANSPORT

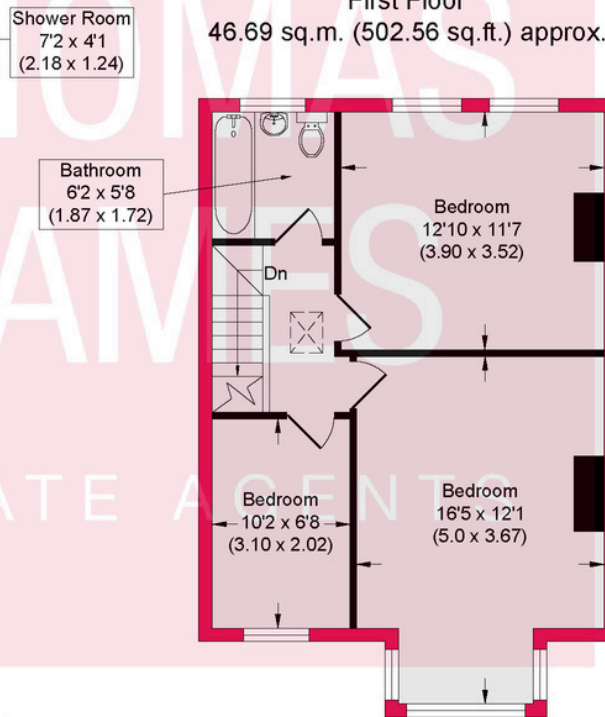


All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Ground Floor
64.09 sq.m. (689.86 sq.ft.) approx.



First Floor
46.69 sq.m. (502.56 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 110.78 sq.m. (1192.42 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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