

FOR SALE



Crothall Close, Palmers Green, London, N13
Asking Price £800,000 Freehold

Anthony Webb
ESTATE AGENTS

Crothall Close, Palmers Green, London, N13

BEAUTIFULLY PRESENTED DETACHED HOUSE IN QUIET CUL DE SAC OFF FOX LANE N13.

FOUR BEDROOMS / SPACIOUS OPEN PLAN LIVING/DINING SPACE WITH WOOD FLOOR / MODERN KITCHEN WITH GRANITE WORK SURFACES AND BREAKFAST BAR / MODERN FAMILY BATHROOM / EN-SUITE SHOWER ROOM TO MASTER BEDROOM / FITTED WARDROBES TO ALL BEDROOMS / GUEST CLOAK ROOM / DOUBLE GLAZING / GAS CENTRAL HEATING / INTEGRAL GARAGE / OFF STREET PARKING FOR THREE CARS / SOUTH FACING REAR GARDEN / W9 BUS STOPS OUTSIDE ROAD ENTRANCE / CLOSE TO PALMERS GREENS SHOPS AND STATION / SOUTHGATE HIGH ROAD AND STATION WITHIN EASY REACH / BROOMFIELD AND GROVELAND PARKS WITHIN EASY WALKING DISTANCE.

- Four bedrooms
- Detached house
- Quiet cul de sac location
- Modern kitchen
- Two bath/shower rooms
- Off street parking
- Integral garage
- Mature rear garden





Crothall Close
Palmers Green
London
N13 4BN

Tenure: Freehold
Gross Internal Area: 1098.00 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		81
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not energy efficient - higher running costs		
	66	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		77
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)
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 mis-statement. 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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