



Sidney Avenue, Palmers Green, London, N13

Available

Guide price £800,000





Double Fronted, 5-bedroom, 3-reception, 2-bathroom semi-detached house, offered Chain free

Baker and Chase present one of the last remaining, unbroken 5-bedroom, 3-reception room, semi-detached house, offered to the market CHAIN FREE.

This wonderful double-fronted property still boasts the original layout, with a central entrance hall offering three spacious receptions rooms, a door down to the cellar and entry to a lobby which gives access to the kitchen/diner and one of two bathrooms. The first floor has 4 large double bedrooms, a second bathroom with separate w/c and stairs to the third floor which has a 5th bedroom.

We believe this property could suit a number of uses, including restoring it to its former glory, as a spacious family dwelling. Extending it to create a larger unit or possibly even multiple units (Subject to the usual permissions), or potentially even change of use.

Further benefits include a recent re-wire, microwave sensor emergency lighting in the hallway and landing and a LD1 ICO fire alarm system. The property has also retained some lovely character features, including most of the internal and external doors, coving, picture rails and some period fire places.

Externally there is side access and a generous rear garden, which is mainly lawn with a patio area.

Sale by Informal Tender:

The successful buyer will pay an introduction fee of 1.5% including VAT of the contracted sale price to the agent. This fee becomes due for payment on exchange of contracts. The total fee will be confirmed in the memorandum of sale and will be lodged with the purchasers solicitor prior to the exchange of contracts and must be settled by the purchasers solicitor on the day of completion. Interest may be charged if the account remains unpaid after this time.

Hallway

Door to front aspect, door to rear aspect, stairs to first floor, radiator, doors to remaining rooms

Reception 1

12'6" x 11'0"

Double glazed bay window to front aspect, double radiator, feature fire place, deep skirting, picture rail, coving to ceiling

Reception 2

11'5" x 10'2"

Double glazed bay window to front aspect, double radiator, picture rail, coving to ceiling

Reception 3

9'5" x 9'4"

Double glazed French doors to rear aspect, radiator, picture rail, ceiling rose

Kitchen/Diner

11'7" x 10'11"

Window to rear aspect, matching range of wall and base units with roll top work surfaces over, space for fridge freezer, electric oven and grill, space for washing machine, 4-ring gas hob with extractor hood over, stainless steel sink and drainer with mixer tap, part tiled, door to:

Ground Floor Bathroom

8'9" x 8'3"

Door and window to side aspect, hand basin with storage under, low flush w/c, panel bath with mixer tap shower screen and shower attachment, radiator, tiled walls

First floor landing

Split level landing, window to rear aspect, stairs to second floor, doors to remaining rooms

Master Bedroom

17'4" x 14'11"

x2 Windows to front aspect, double radiator, feature fire place, deep skirting, coving to ceiling





Bedroom 2

17'8" x 11'4"

Double glazed window to front aspect, feature fire place, radiator, picture rail, coving to ceiling

Bedroom 3

18'4" x 12'7"

Window to rear aspect, double radiator, picture rail

Bedroom 4

11'4" x 10'4"

Double glazed window to rear aspect, built in storage cupboard, radiator, picture rail

Bathroom

9'3" x 5'4"

Window to rear aspect, radiator, panel bath with mixer tap and shower attachment, hand basin with mixer tap

Separate w/c

Window to rear aspect, low flush w/c

Bedroom 5

18'1" x 11'4"

Window to rear aspect, radiator

Garden

64'8" x 33'7"

Mainly laid to lawn with patio area

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Sidney Avenue, N13

CAPTURE DATE:
07/02/2020

LASER SCAN POINTS:
53,809,766

GROSS INTERNAL AREA
192.0 Sqm / 2066.6 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
192.0 Sqm / 2066.6 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes enclaves, restricted head.
174.3 Sqm / 1876.4 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL

186.2 Sqm / 2026.6 Sqft

IPMS 3C RESIDENTIAL

176.1 Sqm / 1899.4 Sqft

SPEC ID:

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EPC Rating D