

FOR SALE



Hazelwood Lane, Palmers Green, London, N13
£650,000 Freehold

Anthony Webb
ESTATE AGENTS

Hazelwood Lane, Palmers Green, London, N13

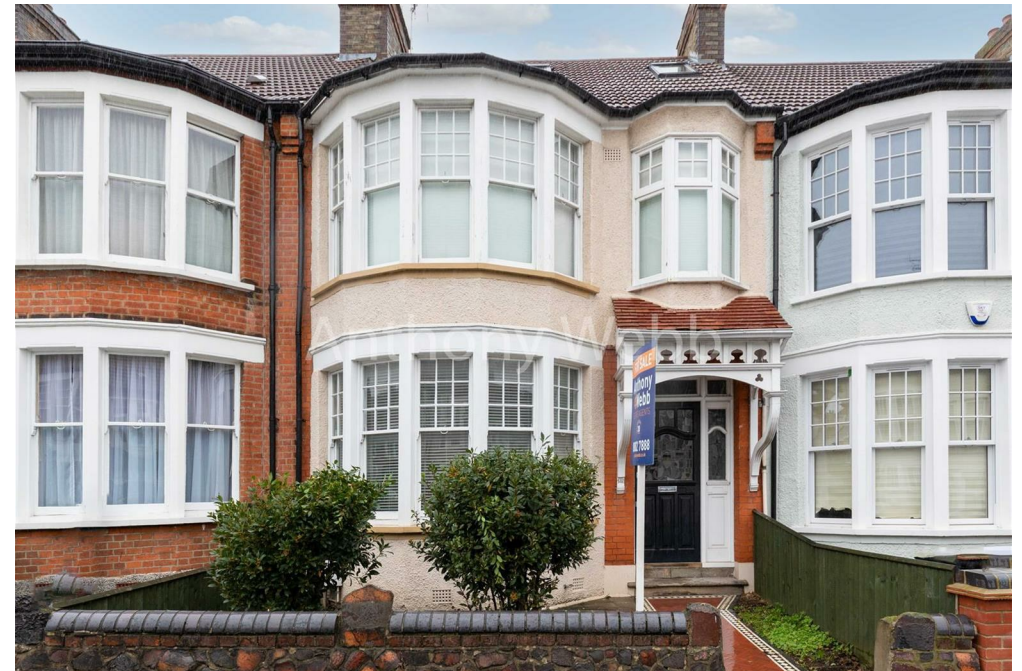
A CHAIN FREE round bay Edwardian mid-terrace four bedroom family home boasting many original features, open plan modern kitchen/diner, two bath/shower rooms and garden to rear.

Hazelwood Lane is a popular residential turning running from Connaught Gardens to Green Lanes that is within walking distance of Green Lanes shops, restaurants, bus routes, Broomfield Park, The New River and Palmers Green's mainline station taking you into Moorgate in under 30 minutes. It is also within the Hazelwood Primary School catchment area.

Four bedrooms • Entrance hall with original monks bench and banister with ornate balustrades up to 1st floor • Original front door with leaded glass • Open-plan kitchen/dining room with original leaded glass bay with French doors to rear garden • Modern kitchen with black granite work surfaces and breakfast bar • Front living room with round bay window and cast iron fireplace • Three double bedrooms and a further single bedroom • Original bay windows • Two modern bat/shower rooms • Gas central heating • Approx. 58ft x 19ft garden •

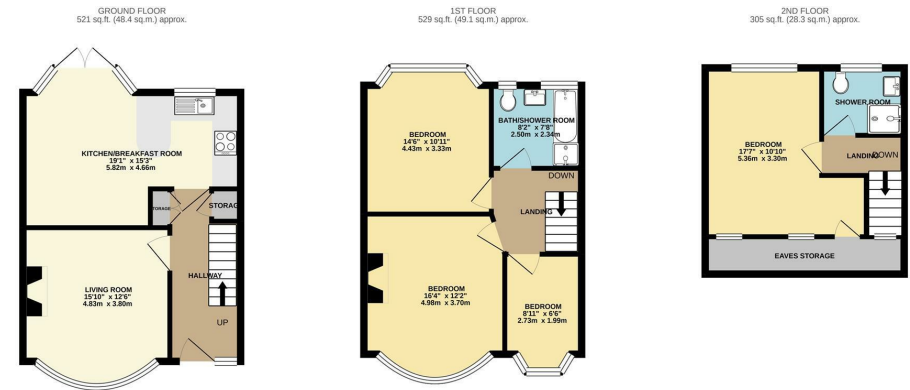
- Round bay Edwardian mid-terrace
- Four bedrooms
- Many original features
- Open plan Kitchen/dining room
- French doors to rear garden
- Two modern bathrooms
- Original front door with leaded glass
- CHAIN FREE





Hazelwood Lane Palmers Green London N13 5HJ

Tenure: Freehold
Gross Internal Area: 1354.00 sq ft



TOTAL FLOOR AREA: 1354 sq ft (125.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk