

**FOR SALE**



**Norfolk Avenue, Palmers Green, London, N13**  
**£685,500 Freehold**

**Anthony Webb**  
ESTATE AGENTS



# Norfolk Avenue, Palmers Green, London, N13

Well presented end of terrace family home with a rear extension, two bath/shower rooms, double garage, off street parking to front and garden to rear.

Norfolk Avenue is a popular residential turning off Wolves Lane and is conveniently located for Palmers Greens shops, restaurants and bus routes. Both Bowes Park and Palmers Green mainline stations are within a mile and Wood Green underground station is a short bus ride away via the W4 bus.

Three bedrooms • Entrance hallway with original tessellated tiled floor • Front reception with large bay window and original ceiling features • Sitting room with feature fireplace • Galley kitchen • Extended dining room with door to garden and ground floor wet room/w.c • First floor landing with original stained glass window and access to loft (potential to convert) • Two double bedrooms and one good size single bedroom • Bathroom and separate w.c • Off street parking to front for two cars • Double garage (20ft x 16ft) via rear access • Well maintained rear garden measuring 53ft x 22ft.

- Three bedrooms
- Semi-detached house
- Three receptions
- Galley kitchen
- Two bath/shower rooms
- Double garage to rear
- Off street parking
- Rear Garden





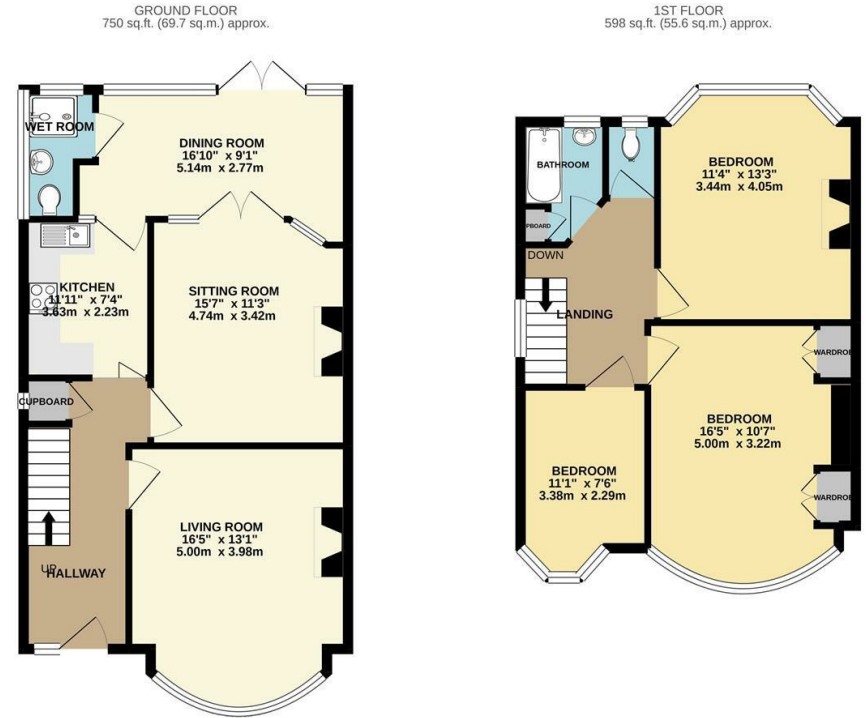


Norfolk Avenue  
Palmers Green  
London  
N13 6AP

Tenure: Freehold  
Gross Internal Area: 1349.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1349 sq ft (125.3 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan concerned 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.  
Made with Metrepx 10/2020

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