

FOR SALE



Burford Gardens, Palmers Green, London, N13
£799,995 Freehold

Anthony Webb
ESTATE AGENTS

Burford Gardens, Palmers Green, London, N13

CHAIN FREE Edwardian end of terrace family home offering over 1500 sq ft of living space with four bedrooms, two receptions, a kitchen/diner and a SOUTH FACING rear garden.

Burford Gardens is a popular residential turning located between Fox Lane and Bourne Hill and is within easy walking distance of Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate. Southgate underground station is also a short bus ride away via the W9 bus route. Both Broomfield and Grovelands parks are also within easy reach.

Entrance hallway with double doors and original "monks bench" • Living room with large bay window and original stained glass window • Sitting room with doors to garden • Kitchen/diner • Ground floor cloakroom • lean to • Family bathroom and separate shower room • Loft space with potential to convert • Gas central heating • Front garden • South facing rear garden measuring approx 80ft x 22ft.

- Four original bedrooms
- End of terrace house
- Two receptions
- Kitchen/diner
- Two bath/shower rooms
- Gas central heating
- Lean to
- South facing rear garden





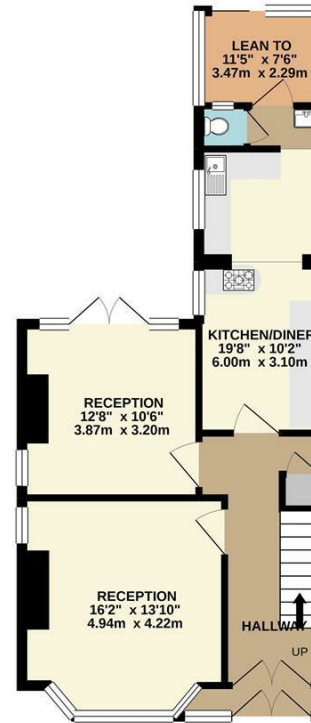
Burford Gardens Palmers Green London N13 4LP

Tenure: Freehold
Gross Internal Area: 1530.00 sq ft

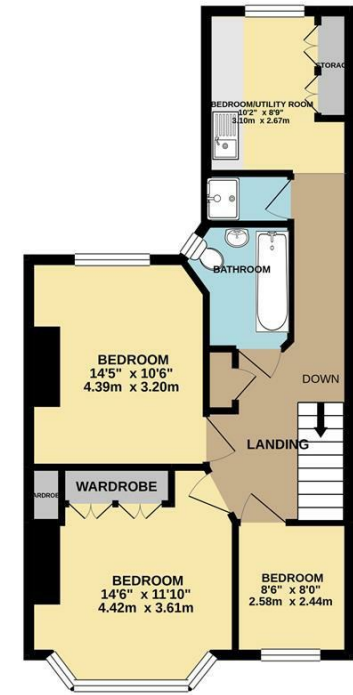


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 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 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 Metropix ©2020

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

Anthony Webb
ESTATE AGENTS