



RIVER AVENUE, N13
OFFERS OVER £675,000 FREEHOLD

A MODERN AND SPACIOUS FAMILY HOME
LOCATED CLOSE TO AMENITIES.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A beautifully presented family home situated in a popular location, just under a mile to Palmers Green and Winchmore Hill BR stations (to Moorgate), and within easy reach of the popular Highfield Primary school. Boasting 1239 Sq.ft of accommodation with a perfect blend of space and style, this home has lots of modern features and a practical layout. The ground floor enjoys a well-proportioned front reception room, a separate rear reception room that interlinks with an eat-in kitchen with sleek gloss white units, and a guest WC for added convenience. The first floor provides three generously sized bedrooms and a stylish family bathroom. Outside you will find a lovely rear garden backing onto the New River, complete with a covered deck for al fresco dining and entertaining.

Council Tax: London Borough of Enfield - Band E

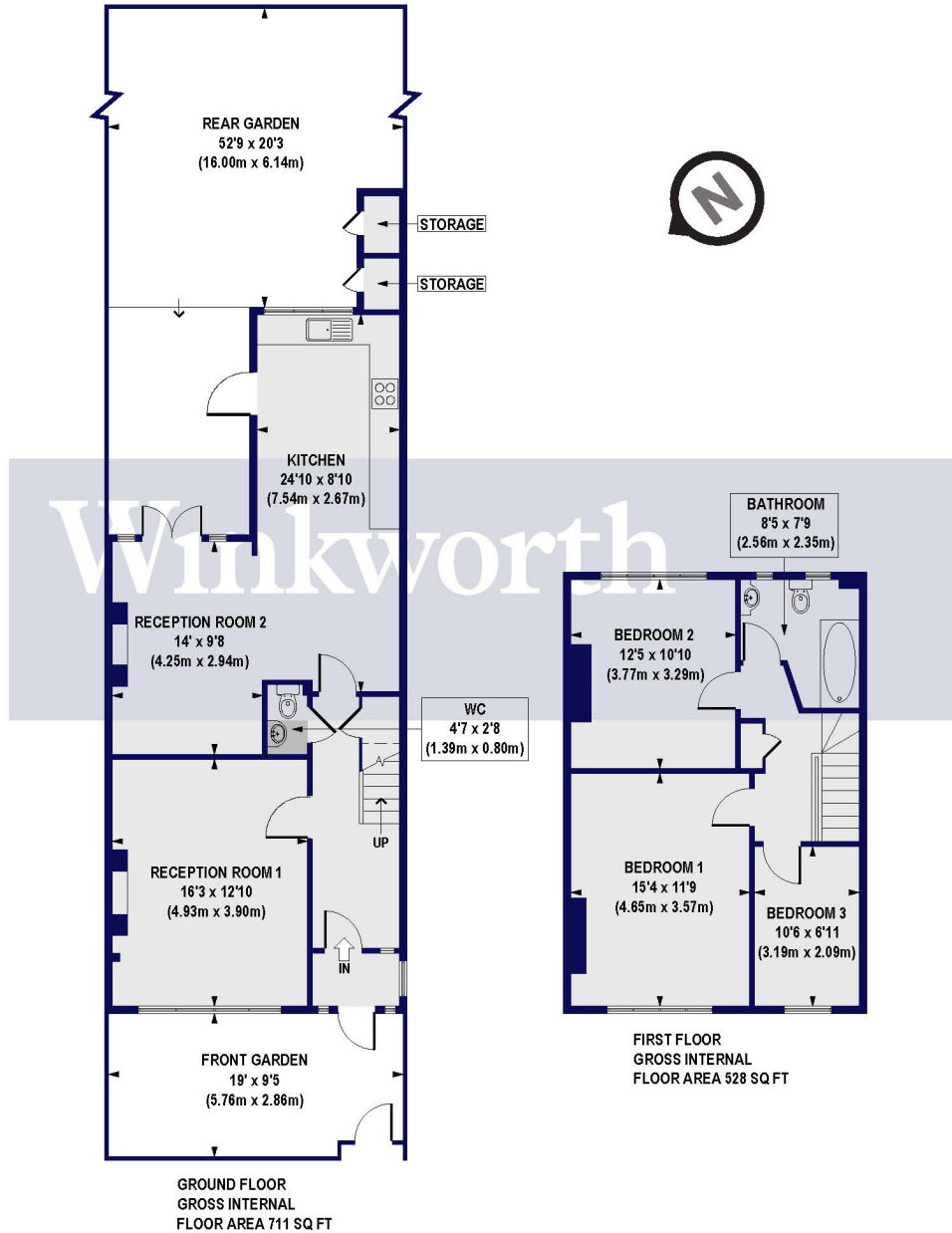
SUMMARY:

- Terraced House
- Easy Reach of Highfield Primary School, Public Transport Links and Shopping Amenities
- Beautifully Presented Throughout
- Two Reception Rooms
- Spacious Eat-In Kitchen with Modern Fitted Units
- Three Generously Sized Bedrooms
- Attractive Family Bathroom
- Ground Floor WC
- Well-Maintained Rear Garden Backing onto The New River



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Approx. Gross Internal Floor Area 1239 sq. ft / 115.17 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92)	(81-91)
A	B
(81-91)	(69-80)
B	C
(69-80)	(55-68)
C	D
(55-68)	(39-54)
D	E
(39-54)	(21-58)
E	F
(21-58)	(1-20)
F	G
(1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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