



Lynbridge Gardens, N13

Offers Over £635,000 *Freehold*

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An extended semi-detached house situated on a sought-after residential road, directly adjacent to Hazelwood Recreation Ground and just a short stroll from the popular Hazelwood Primary School.

The property has been thoughtfully updated and offers a practical balance of space, natural light, and modern open-plan living. The ground floor features a welcoming entrance hall leading to an impressive reception/dining room, with a modern kitchen at one end fitted with sleek handleless units and a breakfast bar, ideal for dining and entertaining. At the end of the entrance hall is a useful shower room/WC. Upstairs, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, as well as a contemporary-style family bathroom.



Palmers Green

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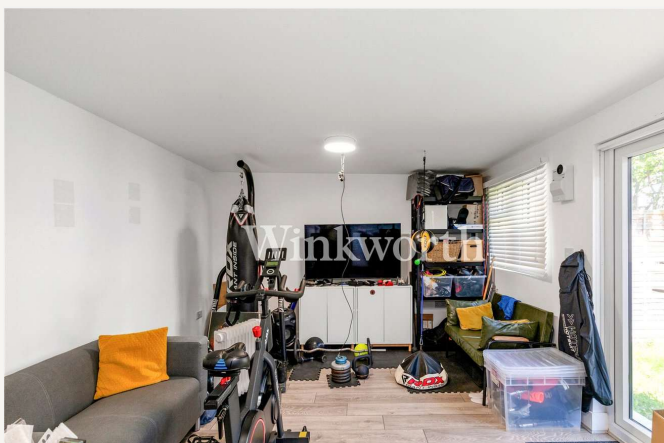


Outside, the property enjoys a low-maintenance 55'2" west-facing rear garden backing onto the New River, perfect for al fresco dining, entertaining, or simply relaxing during the warmer months. There is also a useful outbuilding at the end of the garden, which could be used as a home office, gym, or playroom.

The property also offers potential to extend further to the rear and into the loft, subject to the usual consents.

Lynbridge Gardens is within easy reach of the vibrant Green Lanes, offering an excellent selection of cafés and restaurants, as well as Palmers Green overground station with direct services to Moorgate via Finsbury Park.





MATERIAL INFO

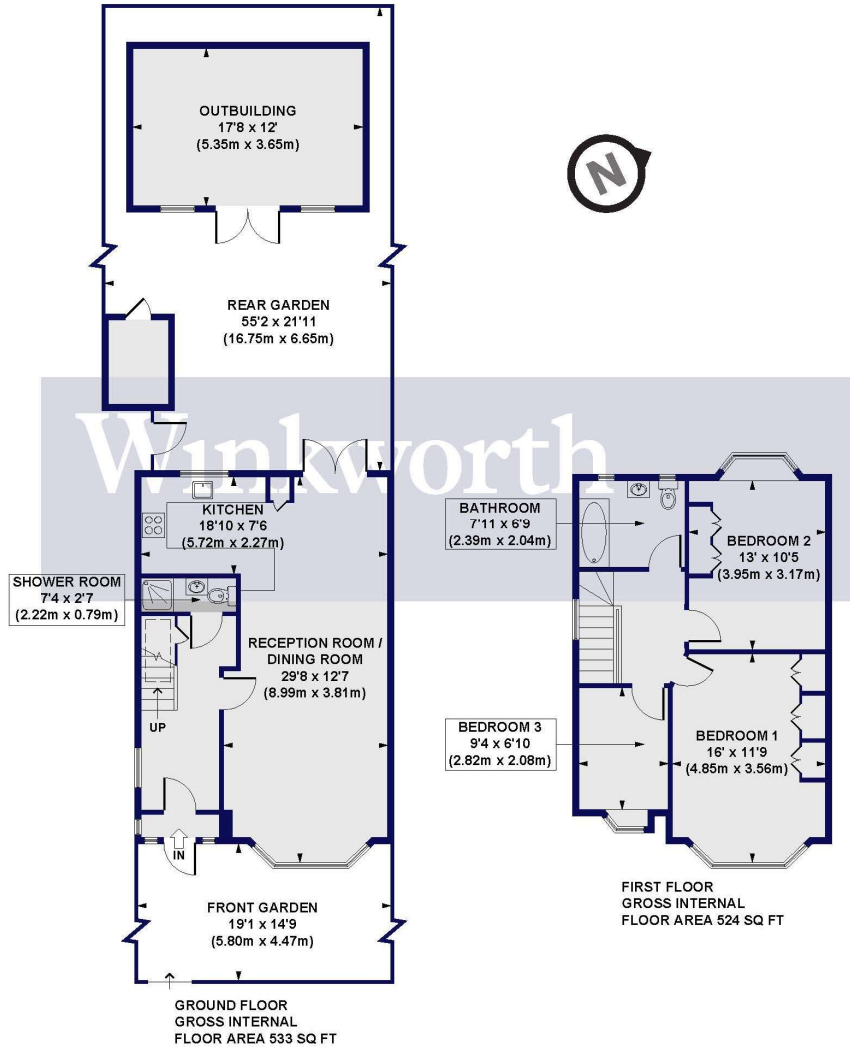
Tenure: Freehold

Council Tax Band: London Borough of Enfield – Band E

EPC rating: D

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Approx. Gross Internal Floor Area 1267 sq. ft / 117.74 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 1057 sq. ft / 98.21 sq. m (Excluding Outbuilding)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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