



BURFORD GARDENS, N13
£825,000 FREEHOLD

**A LOVELY FAMILY HOME WITH FOUR BEDROOMS
AND A BEAUTIFULLY MAINTAINED REAR
GARDEN.**

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DESCRIPTION:

A charming four bedroom semi-detached Edwardian house situated on a sought-after tree-lined road in Palmers Green, within easy reach of the mainline BR station and parks.

The property boasts just over 1500 Sq.ft of light and spacious living accommodation with high ceilings. The ground floor features an adjoining 31'3 long reception room and dining room with a bay window at one end. There is also an impressive 23'5 long kitchen/breakfast room with generous storage and counter space. On the first floor you will find three well-proportioned bedrooms and a modern family bathroom, whilst the loft has been converted into a spacious fourth bedroom with plenty of eaves storage. Externally the property enjoys a beautifully maintained rear garden extending just over 91' in length, with a patio at each end and a gate providing side access.

AT A GLANCE:

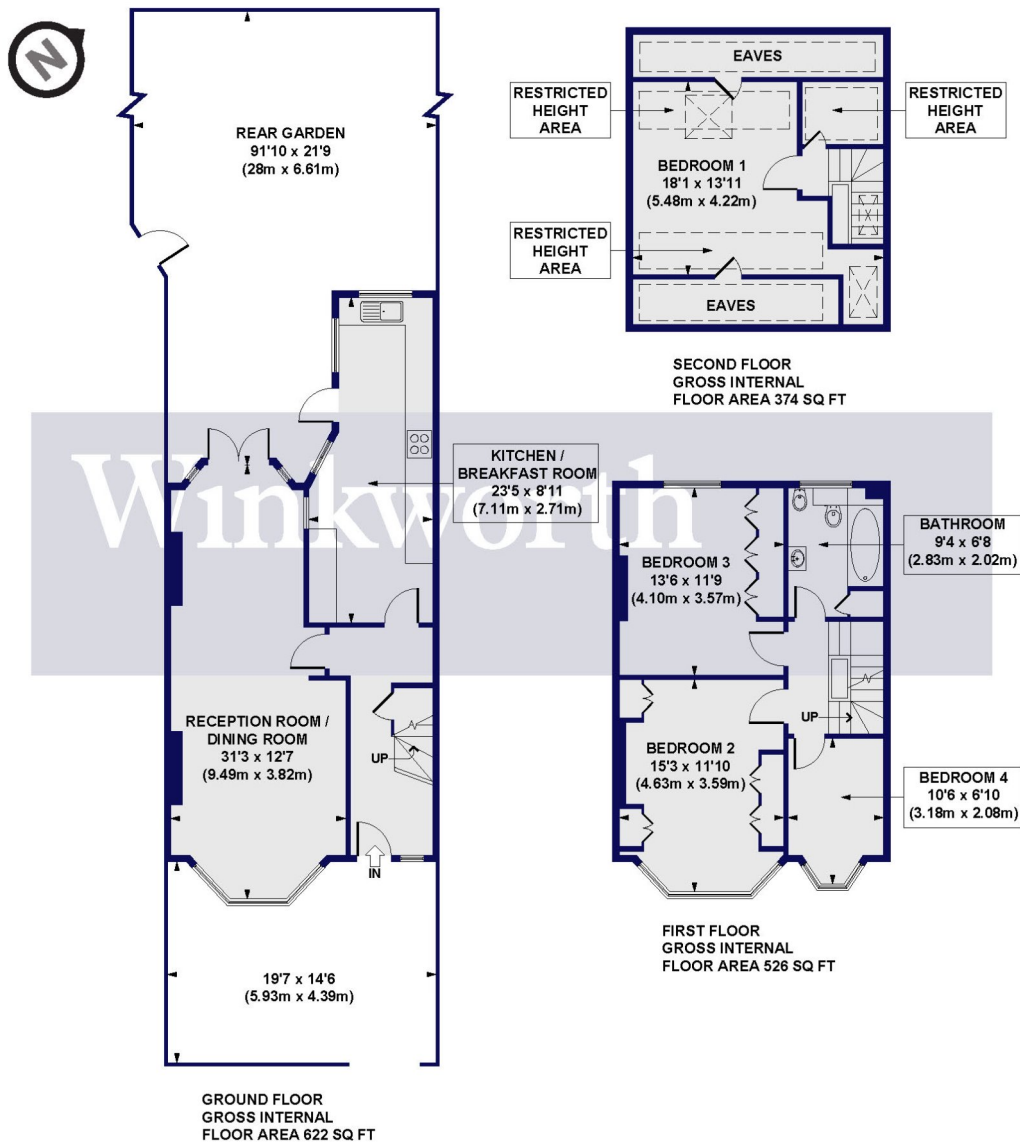
- Semi-Detached Edwardian House
- Sought-After Location
- 31'3 Long Reception Room and Dining Room
- Large Eat-In Kitchen
- Four Bedrooms
- Modern Bathroom
- Double Glazed
- Beautifully Maintained 91'10 Long Rear Garden





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Approx. Gross Internal Floor Area 1522 sq. ft / 141.40 sq. m (Including Restricted Height Area & Eaves)



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	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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