



BERKSHIRE GARDENS, N13
£650,000 FREEHOLD

A LIGHT AND AIRY THREE BEDROOM FAMILY HOME IN A CONVENIENT LOCATION.

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DESCRIPTION:

A spacious three-bedroom end-of-terrace house situated in a popular and convenient location, within easy reach of bus links to Wood Green Tube (Piccadilly line), and under a mile to Bowes Park and Palmers Green BR stations (to Moorgate). You will also find a number of popular Primary schools located nearby.

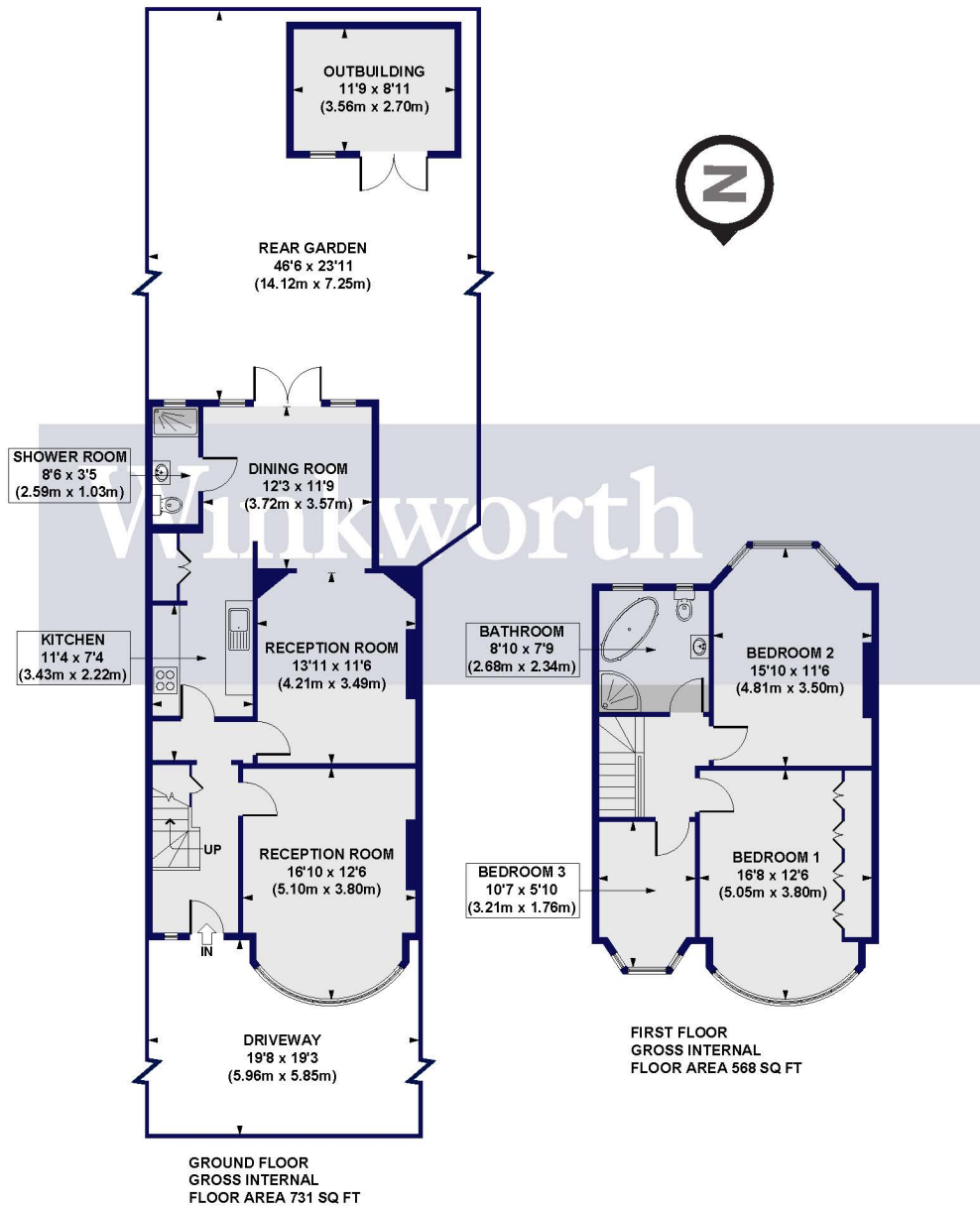
Offered for sale with no onward chain, the property boasts just under 1,300 sq. ft. of light and airy living accommodation with high ceilings. On the ground floor, you will find a large front reception room (currently used as a bedroom) with a round bay window and a high-panel ceiling. At the rear of the house is a second reception room with an opening leading into a generously sized dining room. Just off the dining room is a door leading to a convenient shower room. An adjacent galley kitchen features white handleless units and a block wood worktop. You will also find a welcoming entrance hall with black and white tessellated tiled flooring. On the first floor are three well-proportioned bedrooms and an attractive family bathroom with a four-piece suite including a freestanding claw bath. Moving outside, the property enjoys a 46'6 long south-facing rear garden with an outbuilding/office at one end and a driveway at the front. Council Tax: London Borough of Enfield – Band E



Berkshire Gardens, N13

Approx. Gross Internal Floor Area 1403 sq. ft / 130.30 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 1299 sq. ft / 120.69 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.

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
	75
	50
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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