



**DORCHESTER AVENUE, N13**  
**GUIDE PRICE £550,000 FREEHOLD**

**A WELL-PROPORTIONED FAMILY HOME LOCATED WITHIN  
 EASY REACH OF SCHOOLS AND OPEN SPACES.**

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## DESCRIPTION:

A light and spacious three bedroom 1930s house situated on a popular residential road, within easy reach of schools, parks, and public transport links, including the W6 bus route to Palmers Green BR station and Southgate tube station (Piccadilly line).

The ground floor features a spacious front reception room and a separate dining room with an opening leading into a kitchen, perfect for entertaining. There is also a lean-to accessed via French doors in the dining room. The first floor provides three well-sized bedrooms and a modern family bathroom. The property enjoys a south-west aspect rear garden extending just under 50' in length, as well as a front garden. Offered for sale with no onward chain.

Council Tax: London Borough of Enfield - Band E

## AT A GLANCE:

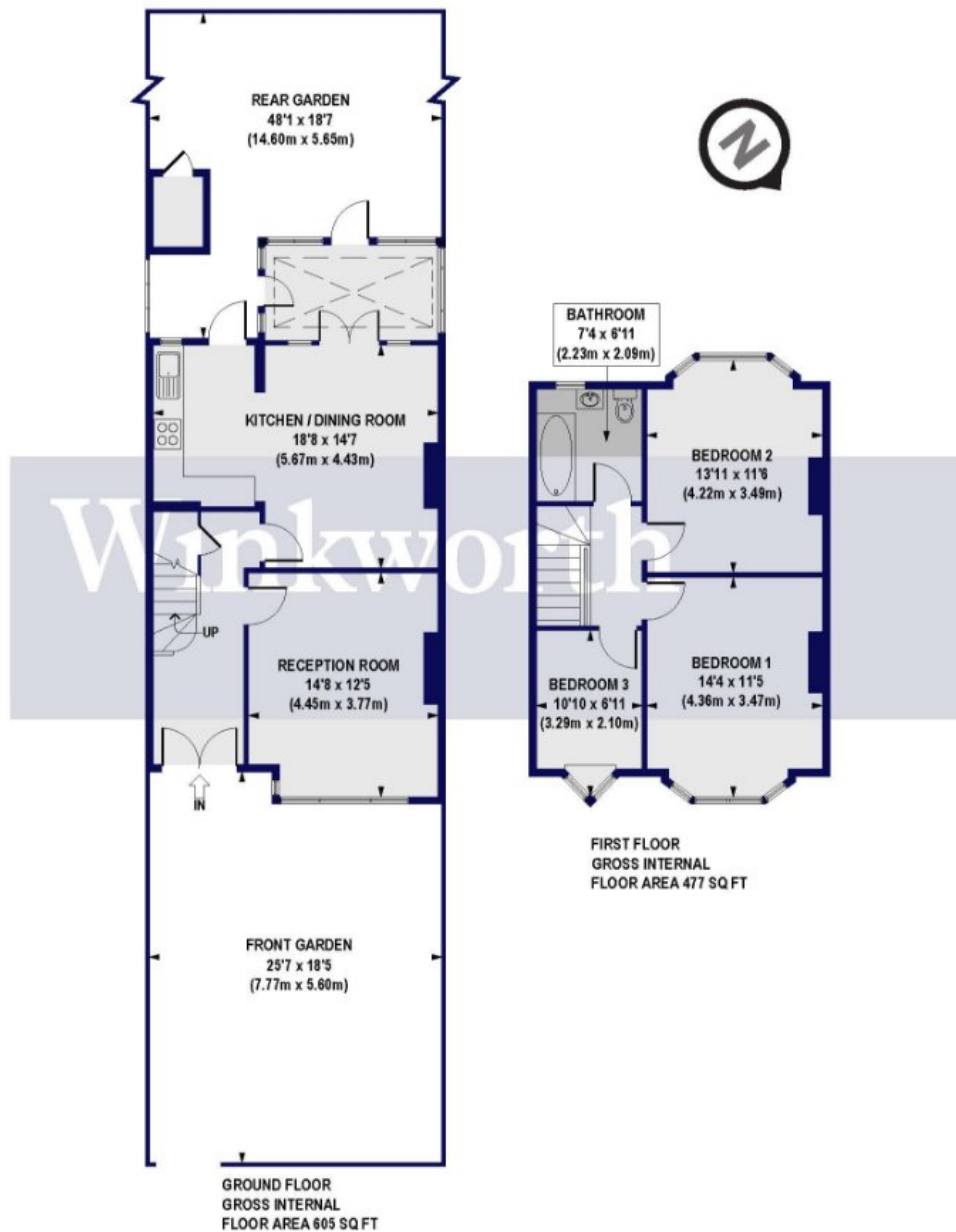
- 1930s Terraced House
- Chain-Free
- Bus Service Nearby to Palmers Green BR Station and Southgate Tube (Piccadilly Line)
- Easy Reach of Schools and Parks
- Spacious Accommodation
- Open-Plan Dining Room and Kitchen
- Modern Fully Tiled Bathroom
- South-West Aspect Rear Garden







**Dorchester Avenue, N13**  
**Approx. Gross Internal Floor Area 1082 sq. ft / 100.54 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 |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         | 87        |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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