



FARNDALÉ AVENUE, N13
£535,000 FREEHOLD

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

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A three bedroom semi-detached house situated on a popular residential road within easy reach schools and close to Firs Farm Wetlands, playing fields and a tennis court.

The property benefits from a spacious front reception room, a kitchen/breakfast room, well-proportioned bedrooms, a family bathroom and a separate WC. You will also find a useful lean-to with its own front door at the side of the house, plus a further lean-to at the rear.

Externally there is a 42'6 long rear garden backing onto an allotment with a pond and shed, whilst at the front of the property is a lawned garden. Offered for sale with no onward chain.

AT A GLANCE:

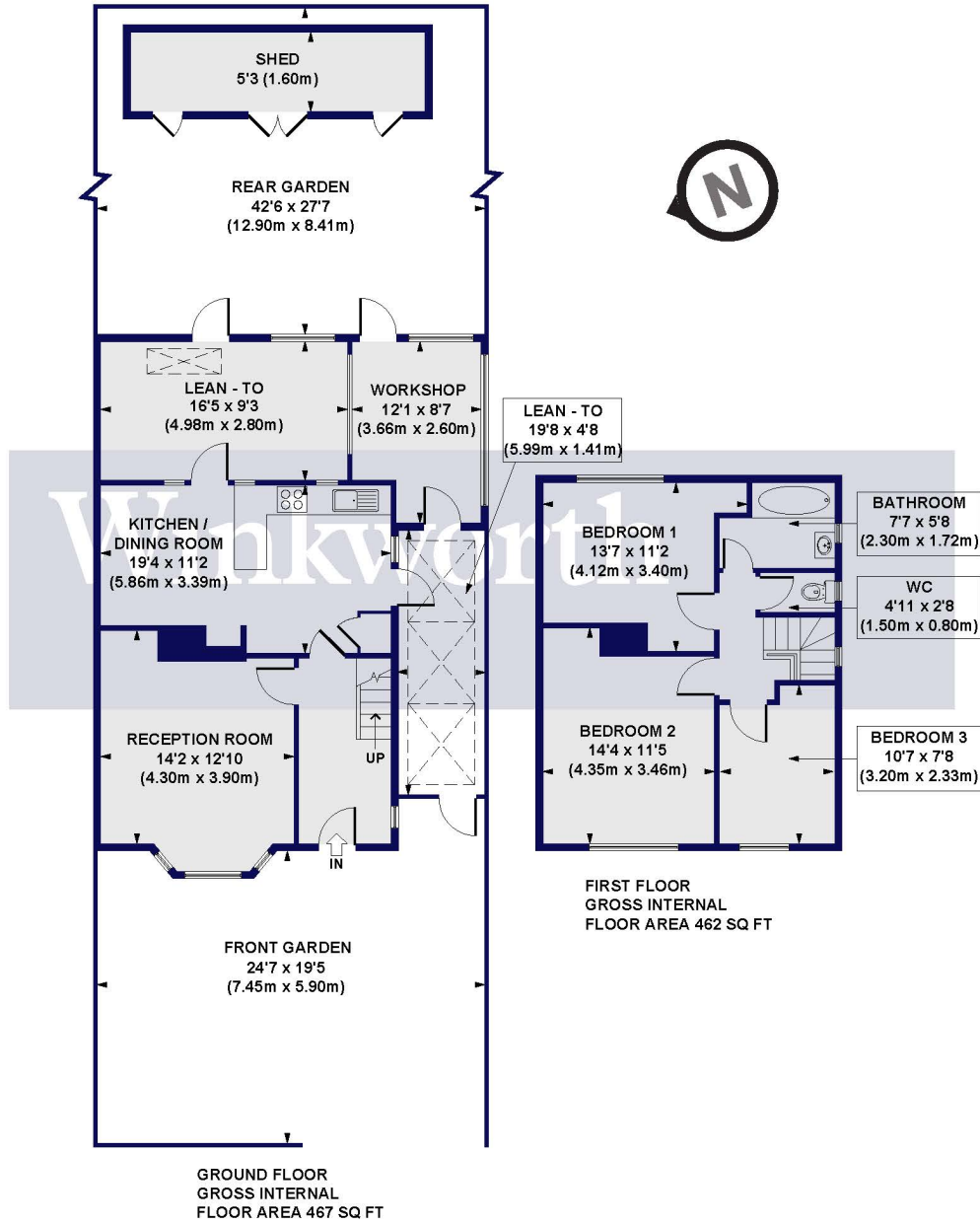
- Semi-Detached House
- No Onward Chain
- Easy Reach of Schools and Open Spaces
- Just Under a Mile to Palmers Green BR Station
- Three Bedrooms
- Kitchen/Breakfast Room
- Generously Sized Garden Backing onto Allotments
- Potential to Extend (Subject to Planning Consent)
- Ex-Local Authority





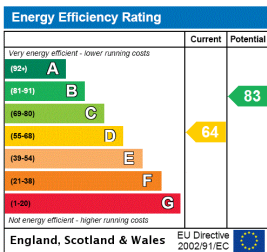
Farndale Avenue, N13

Approx. Gross Internal Floor Area 929 sq. ft / 86.30 sq. m (Excluding Lean-to, Workshop & Shed)



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.



Palmer's Green | 020 8920 9900 | palmer'sgreen@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.