



**DORCHESTER AVENUE, N13**  
**OFFERS OVER £550,000 FREEHOLD**

**A SPACIOUS THREE-BEDROOM FAMILY HOME IN A POPULAR LOCATION  
 IN PALMERS GREEN, OFFERED FOR SALE WITH NO ONWARD CHAIN.**

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

**Winkworth**

for every step...

*winkworth.co.uk*





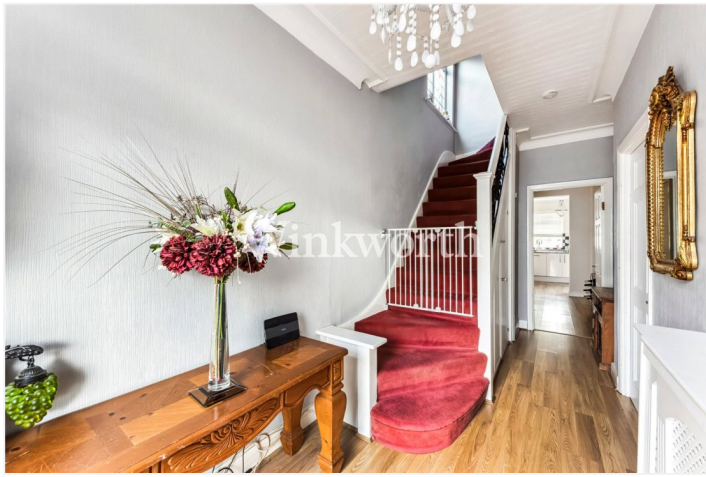
## DESCRIPTION:

An extended 1930s end-of-terrace house situated on a popular residential road, within easy reach of shopping amenities on Green Lanes, parks, and public transport links, including the W6 bus route to Palmers Green BR station and Southgate Tube station (Piccadilly line).

Offered for sale with no onward chain, the property benefits from just over 1,200 sq. ft. of light and spacious living accommodation. The ground floor features an impressive 29'4" long double reception room, with doors at one end opening into an L-shaped eat-in kitchen, ideal for entertaining. The kitchen is fitted with a range of modern gloss white units and integrated appliances. You will also find a WC is also located on the ground floor. On the first floor, there are three well-proportioned bedrooms and a contemporary-style family bathroom.

Outside, the property enjoys a low-maintenance rear garden and a garage with rear vehicular access, plus a front hardstanding.



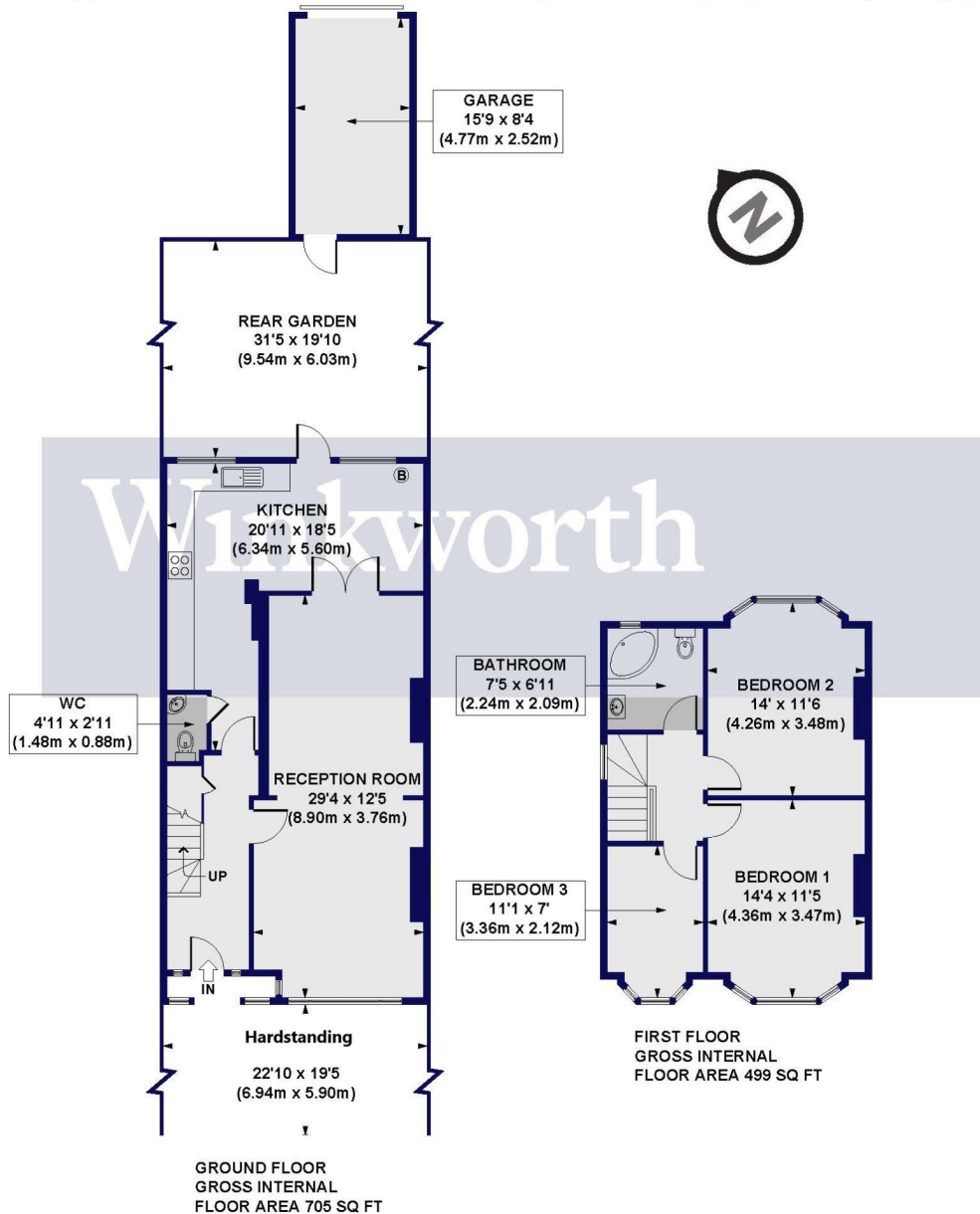




## Dorchester Avenue, N13

Approx. Gross Internal Floor Area 1334 sq. ft / 123.89 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1204 sq. ft / 111.87 sq. m (Excluding Garage)




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.

**Tenure:** Freehold

**Council Tax:** London Borough of Enfield – Band E

All figures that are shown were correct at the time of listing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://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.