



## Crothall Close, N13

£625,000 *Freehold*

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A modern semi-detached family home in a convenient yet secluded cul-de-sac location just off the 'Lakes' Conservation Area, within easy reach of Palmers Green overground station (to Moorgate via Finsbury Park), as well as the popular Grovelands and Broomfield Parks. A nearby bus service also provides easy access to Southgate tube station (Piccadilly line) and the shopping precinct approximately a mile away. The ground floor features an adjoining living and dining room, a contemporary-style kitchen accessed via an opening from the dining room, and a useful guest WC off the entrance hall. The first floor provides three bedrooms, two of which benefit from fitted wardrobes, along with a modern family bathroom. Outside, the property benefits from a rear garden extending just over 35' in length, a garage, and a driveway.



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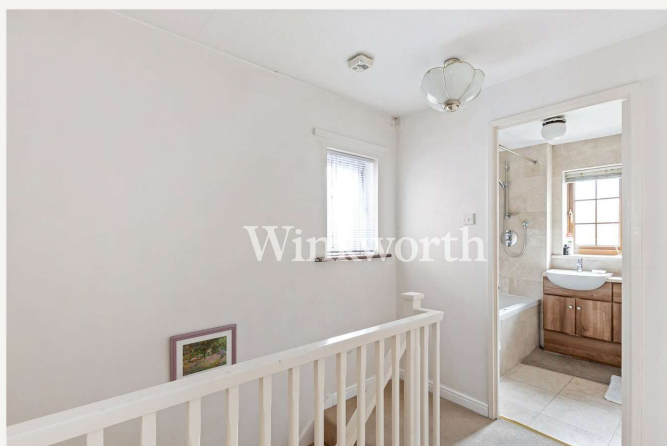
for every step...



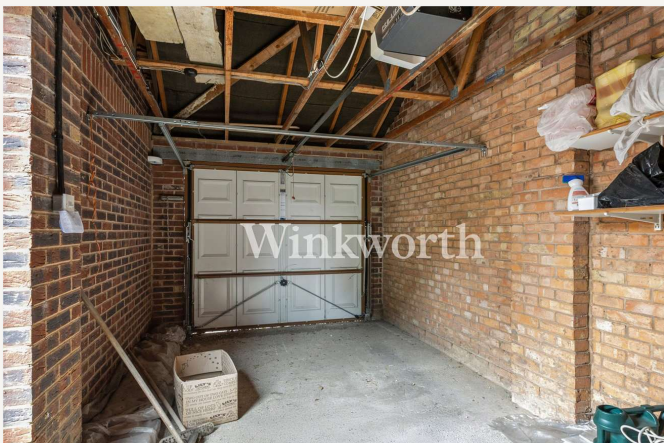


### KEY FEATURES

- Modern Semi-Detached Family House in a Secluded Location
- Within Easy Reach of Palmers Green Overground Station (to Moorgate via Finsbury Park)
- Close to Grovelands Park and Broomfield Park
- Adjoining Reception and Dining Room
- Contemporary-Style Kitchen
- Three Bedrooms
- Ground Floor WC
- Approx. 35' Rear Garden
- Garage and Driveway







## MATERIAL INFO

**Tenure:** Freehold

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

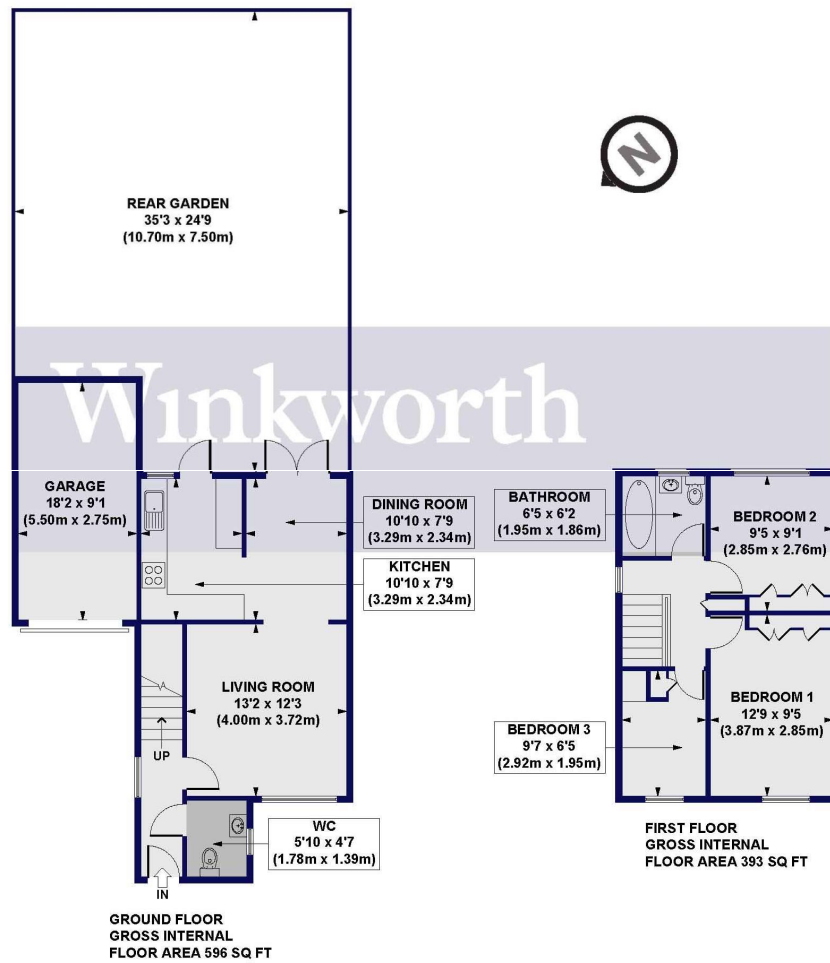
**EPC rating:** D



## Crothall Close, N13

Approx. Gross Internal Floor Area 990 sq. ft / 91.94 sq. m (Including Garage)

Approx. Gross Internal Floor Area 823 sq. ft / 76.46 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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