



**CONNAUGHT GARDENS, N13**  
**OFFERS OVER £625,000 FREEHOLD**

**A LIGHT AND SPACIOUS FAMILY HOME LOCATED WITHIN EASY  
 REACH OF PUBLIC TRANSPORT LINKS AND SHOPPING  
 AMENITIES.**

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

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## DESCRIPTION:

A spacious three bedroom end of terrace house situated on a popular residential turning, within easy reach of Hazelwood Primary school, playing fields, and a bus service (W6) to Southgate tube station (Piccadilly line) via Palmers Green high street and mainline station (to Moorgate).

The property has been extended to provide 1264 Sq.ft of generously proportioned living accommodation. The ground floor boasts two adjoining reception rooms and an L-shaped kitchen. The first floor provides three well-proportioned bedrooms and a large bathroom.

Outside, the property enjoys an east-facing rear garden extending just over 62' in length, a garage with rear vehicular access, and a block paved driveway at the front. Offered for sale chain-free.

Council Tax - Band E

## AT A GLANCE:

- End of Terrace Family Home
- Chain-Free
- Popular Turning Close to Amenities
- Extended
- Eat-in Kitchen
- Two Spacious Reception Rooms
- Three Bedrooms
- East Facing Rear Garden
- Garage



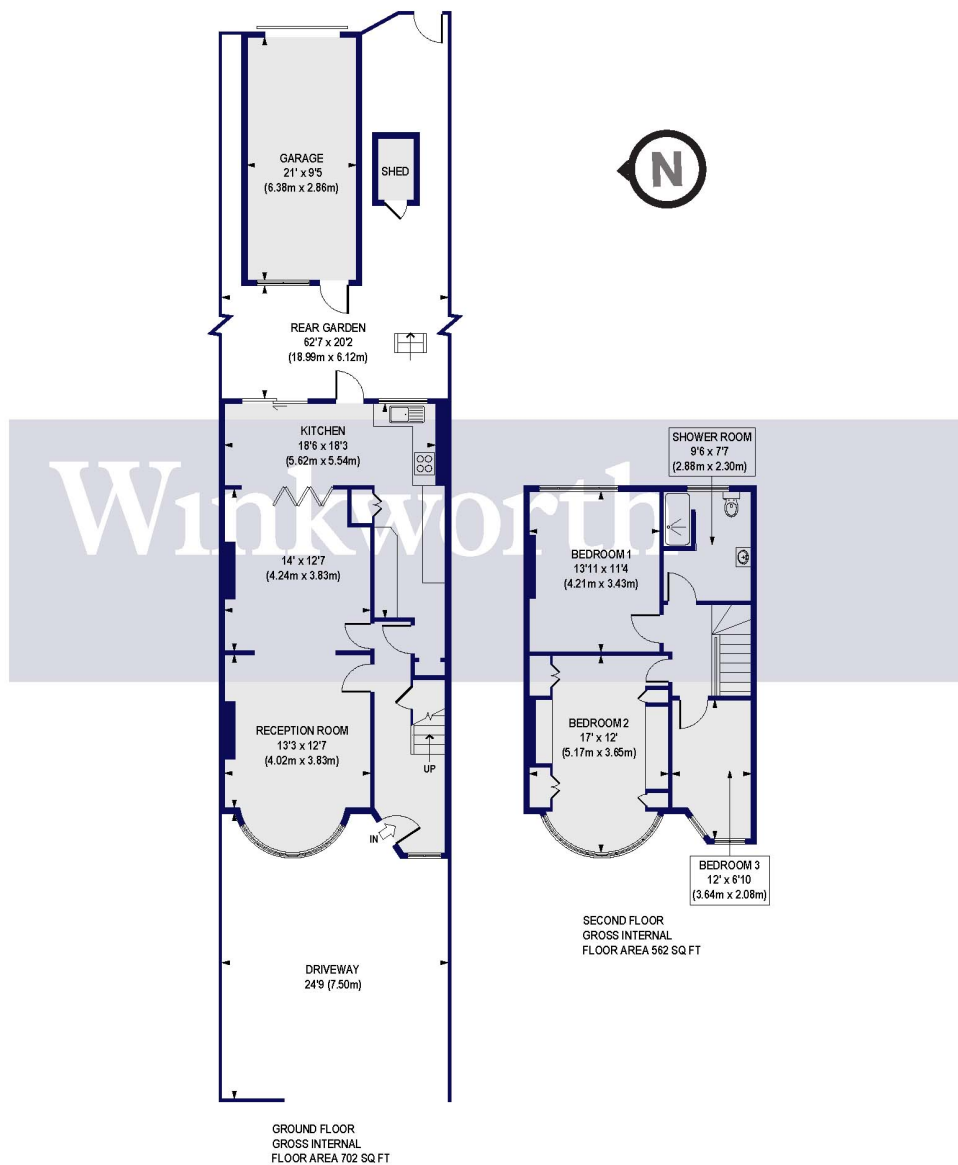




## Connaught Gardens, N13

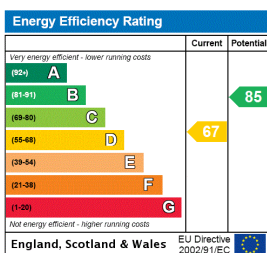
Approx. Gross Internal Floor Area 1460 sq. ft / 135.66 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1264 sq. ft / 117.41 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.



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