



MELBOURNE AVENUE, N13
OFFERS OVER £600,000 FREEHOLD

A TERRACED EDWARDIAN FAMILY HOME IN
A CONVENIENT LOCATION.

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

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DESCRIPTION:

A three-bedroom Edwardian house is situated on a sought-after road within easy reach of schools and excellent transport links, including Palmers Green and Bowes Park BR stations (to Moorgate), Arnos Grove tube (Piccadilly line), and a bus service to Wood Green shopping centre and tube station.

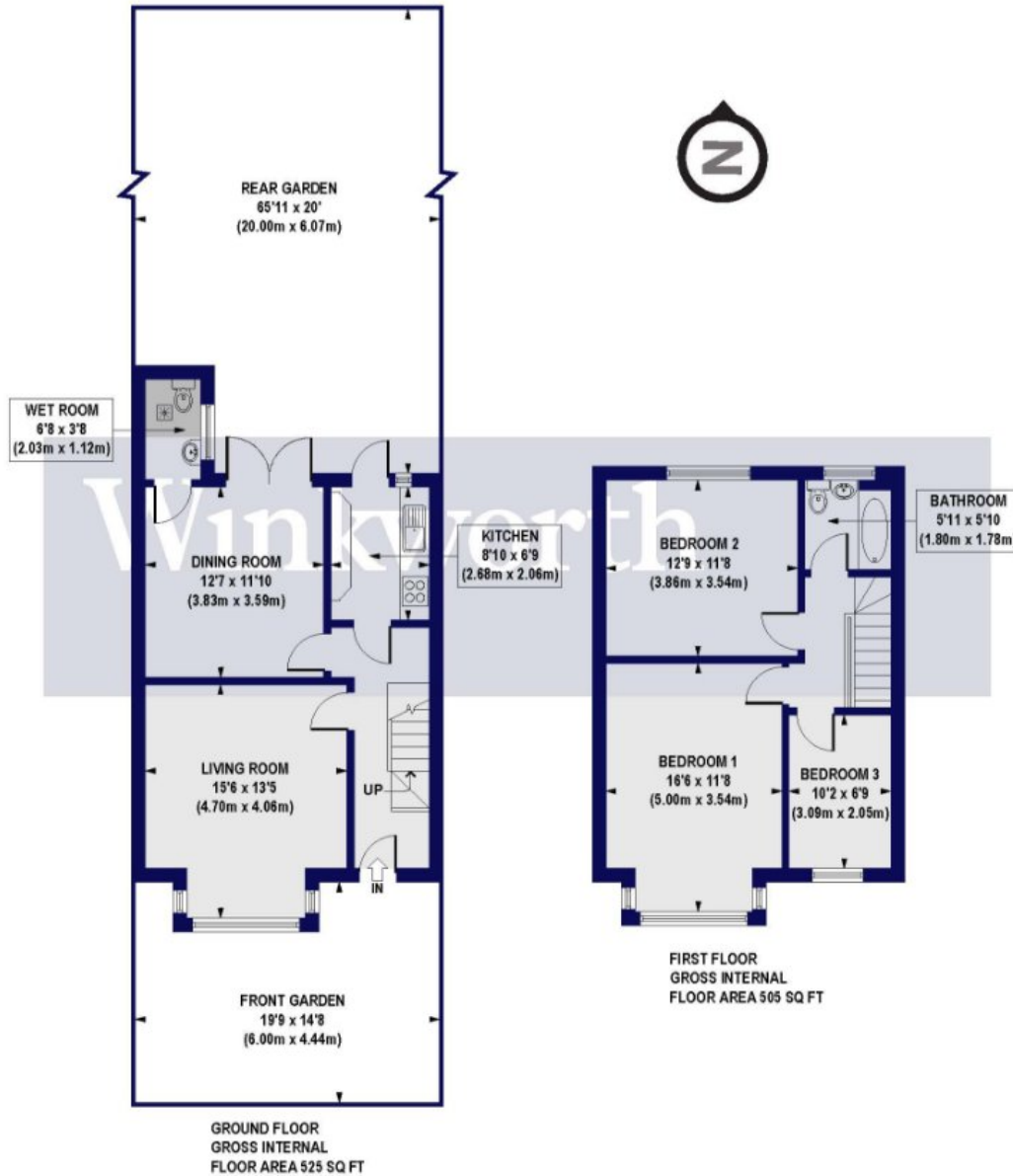
The property benefits from 1,030 Sq.ft. of well-proportioned living accommodation with high ceilings throughout and the potential to extend (subject to planning consent). The ground floor features a spacious living room with a wide south-facing bay window, a separate dining room with patio doors providing access to the rear garden, and a door leading to a wet room, plus a galley kitchen. With the exception of the shower room and kitchen, all rooms on the ground floor feature wooden flooring. On the first floor, you will find three well-proportioned bedrooms and a bathroom. Outside is a 65'11 long rear garden and a paved garden at the front.

Council Tax: London Borough of Enfield - Band E





Melbourne Avenue, N13
 Approx. Gross Internal Floor Area 1030 sq. ft / 95.75 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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