



Cranford Avenue, N13

£700,000 *Freehold*

A light and spacious semi-detached house located on a sought-after, tree-lined road just 0.7 miles to Palmers Green overground (to Moorgate via Finsbury Park), and Bounds Green tube (Piccadilly line), as well as the popular Broomfield and Arnos Parks, making it ideal for families.

Offered for sale chain-free, the property features generously proportioned accommodation throughout.

KEY FEATURES



- Semi-Detached Family Home
- Chain-Free
- Sought-After Location
- Easy Reach of Palmers Green Overground (to Moorgate via Finsbury Park) and Close to Broomfield and Arnos Parks
- Spacious Living Room and Separate Dining Room
- 15'1 Long Kitchen
- Ground Floor WC
- Southerly Aspect Rear Garden
- Driveway and Garage (accessed via shared drive)



Palmers Green

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Offered for sale chain-free, the property features generously proportioned accommodation throughout. The ground floor benefits from a spacious reception room located at the front of the property with a wide bay window, a separate second reception room, and a 15'1" kitchen fitted with an extensive range of contemporary-style units. A convenient WC is accessed via a hall off one end of the kitchen.

Outside, the property boasts a southerly-facing rear garden and a brick-built garage accessed via a gated shared drive, which could be adapted into a home office or gym.

We highly recommend a viewing to fully appreciate the space and excellent location of this family home.





MATERIAL INFO

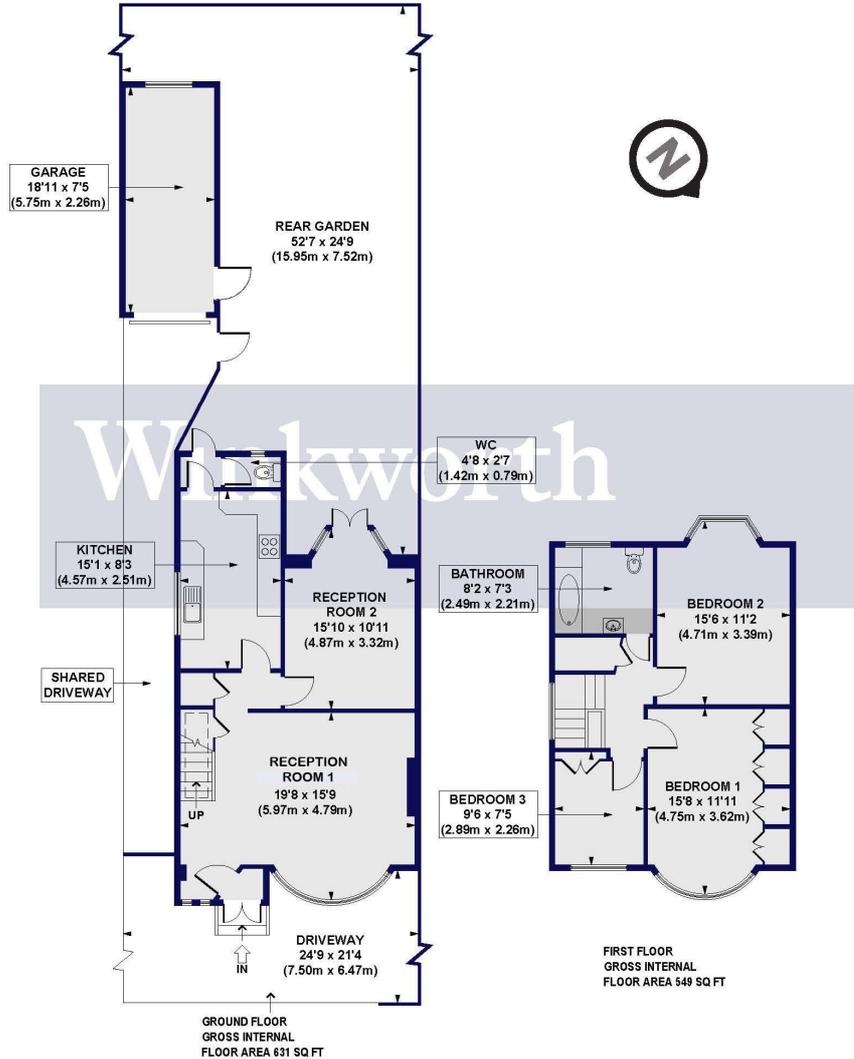
Tenure: Freehold

Council Tax: London Borough of Enfield - Band E

EPC Rating: D

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Approx. Gross Internal Floor Area 1320 sq. ft / 122.59 sq. m (Including Garage)
 Approx. Gross Internal Floor Area 1180 sq. ft / 109.59 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		
69-80	C		81 B
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PGN260054>

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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