



THE GROVE, N13
OFFERS OVER £650,000 FREEHOLD

A THREE BEDROOM PERIOD HOUSE SITUATED IN THE HEART OF PALMERS GREEN, WITHIN EASY REACH OF HAZELWOOD PRIMARY SCHOOL, TRANSPORT LINKS AND SHOPS.

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DESCRIPTION:

A spacious period house enviably located in the heart of Palmers Green. within easy reach of the mainline station to Moorgate, Hazelwood Primary school and shopping amenities along Green Lanes.

The property benefits from 1119 Sq.ft of living accommodation with high ceilings and bay windows. The ground floor provides a spacious reception room with stripped wood flooring, plus an impressive open-plan kitchen/dining room with French doors leading out to the rear garden. The first floor benefits from three well-proportioned bedrooms and family bathroom. Externally you will find a 63'8 long rear garden and a driveway at the front. Whilst requiring some updating, the property presents a fantastic opportunity to create a lovely family home tailored to one's requirements. Offered for sale chain-free

AT A GLANCE

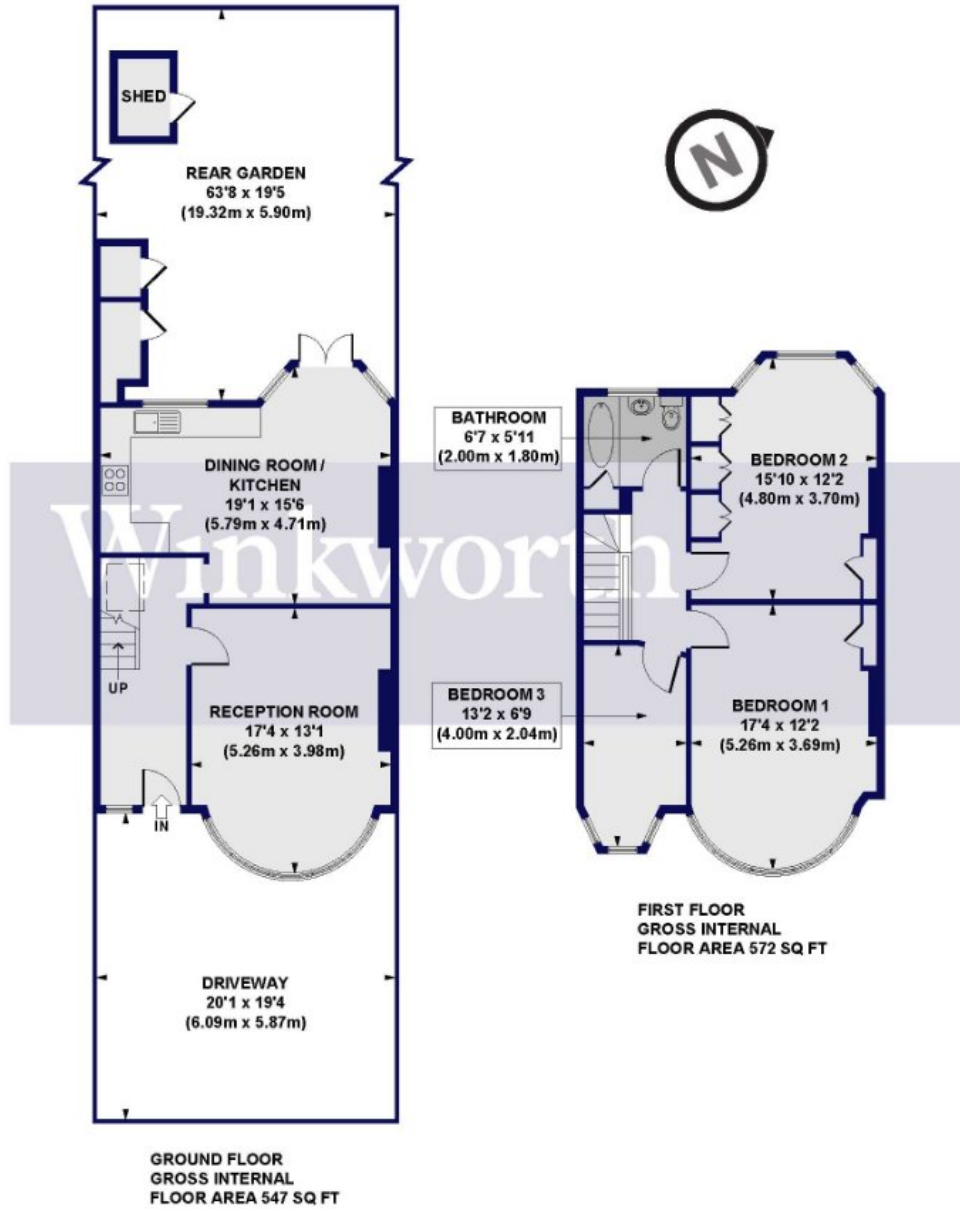
- Bay Fronted Period House
- Convenient Location Close to Transport Links and Shops
- Short Walk to Hazelwood Primary School
- Spacious Accommodation with High Ceilings
- Three Bedrooms
- Large Reception Room
- Kitchen/Dining Room





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Approx. Gross Internal Floor Area 1119 sq. ft / 104.00 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	85
(69-80) C	
(55-68) D	67
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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