



RIVERWAY, N13
OFFERS IN EXCESS OF £625,000 FREEHOLD

A CHARMING TERRACED FAMILY HOME IN A CONVENIENT LOCATION IN THE HEART OF PALMERS GREEN, OFFERED FOR SALE CHAIN-FREE.

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DESCRIPTION:

Chain-Free A well-proportioned three-bedroom terraced house situated in a convenient location, within easy reach of Palmers Green overground station (to Moorgate via Finsbury Park), Hazelwood Primary School, St. Anne's Catholic High School for Girls, and bus links to Wood Green and Southgate.

The ground floor boasts a spacious front reception room featuring a bay window and a corniced ceiling. To the rear, you will find an open-plan dining room and kitchen, complete with oak-finish units, a granite worktop, and integrated appliances. The entrance hall, reception room, and dining room are enhanced by wide plank oak wood flooring, adding to the property's charm. The first floor offers three generously sized bedrooms, each fitted with wardrobes, and a modern, fully tiled family bathroom.

Outside, the property benefits from a rear garden extending over 47 feet in length, which includes a paved patio and a shingled lawn.

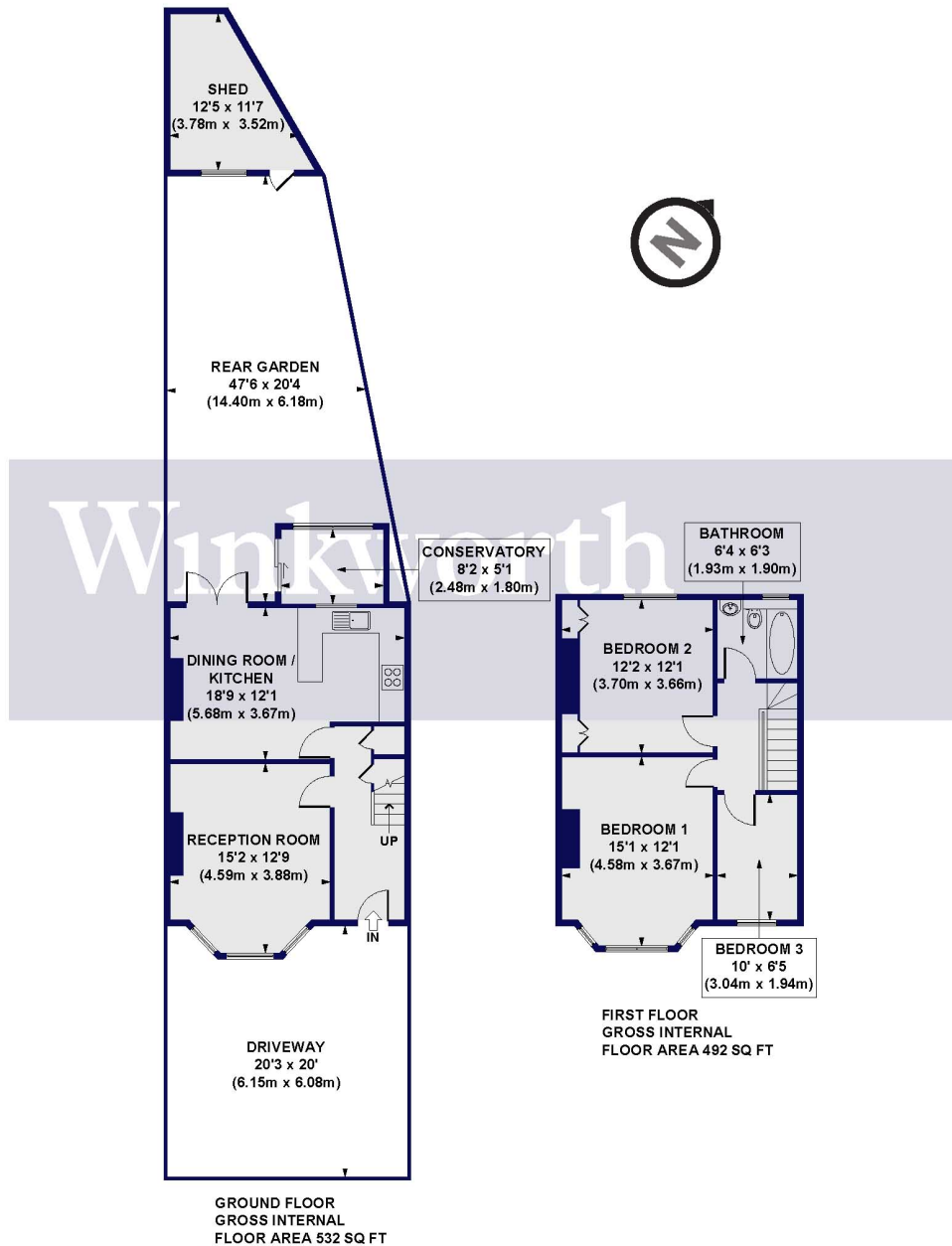
We highly recommend a viewing to fully appreciate the accommodation this property has to offer.

Agents Note: We have been informed that the house was underpinned in 2009. Further details are available upon request.



Riverway, N13

Approx. Gross Internal Floor Area 1034 sq. ft / 96.06 sq. m(Including Conservatory & Excluding Shed)
Approx. Gross Internal Floor Area 983 sq. ft / 91.35 sq. m(Excluding Conservatory & Shed)



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.

Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

All figures that are shown were correct at the time of listing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		89
B (81-91)		
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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