



FIRS LANE, N13
OFFERS OVER £600,000 FREEHOLD

**A THREE BEDROOM FAMILY HOME WITH POTENTIAL TO
UPDATE AND EXTEND (SUBJECT TO PLANNING CONSENT)**

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DESCRIPTION:

A charming end-of-terrace house with potential for a side extension (subject to planning consent) situated on a popular residential road within easy reach of the popular Firs Farm Primary school and Winchmore Secondary school. There is also a bus service (W6) from nearby Hedge Lane to Palmers Green shopping precinct BR station (to Moorgate) and Southgate tube (Piccadilly line).

You will find just under 1100 Sq.ft of light and airy living accommodation comprising a spacious adjoining reception room/dining room, a galley kitchen, three well-proportioned bedrooms, a family bathroom, and a separate WC.

Outside, the property benefits from a low-maintenance rear garden with a gardener's WC and useful side access. The front of the property boasts an impressive 51' wide frontage incorporating a garage, a well-maintained front lawn, and a driveway.

While requiring some modernisation, the property offers excellent potential to create a lovely family home tailored to one's requirements and is offered for sale chain-free.

Council Tax: London Borough of Enfield - Band E

SUMMARY:

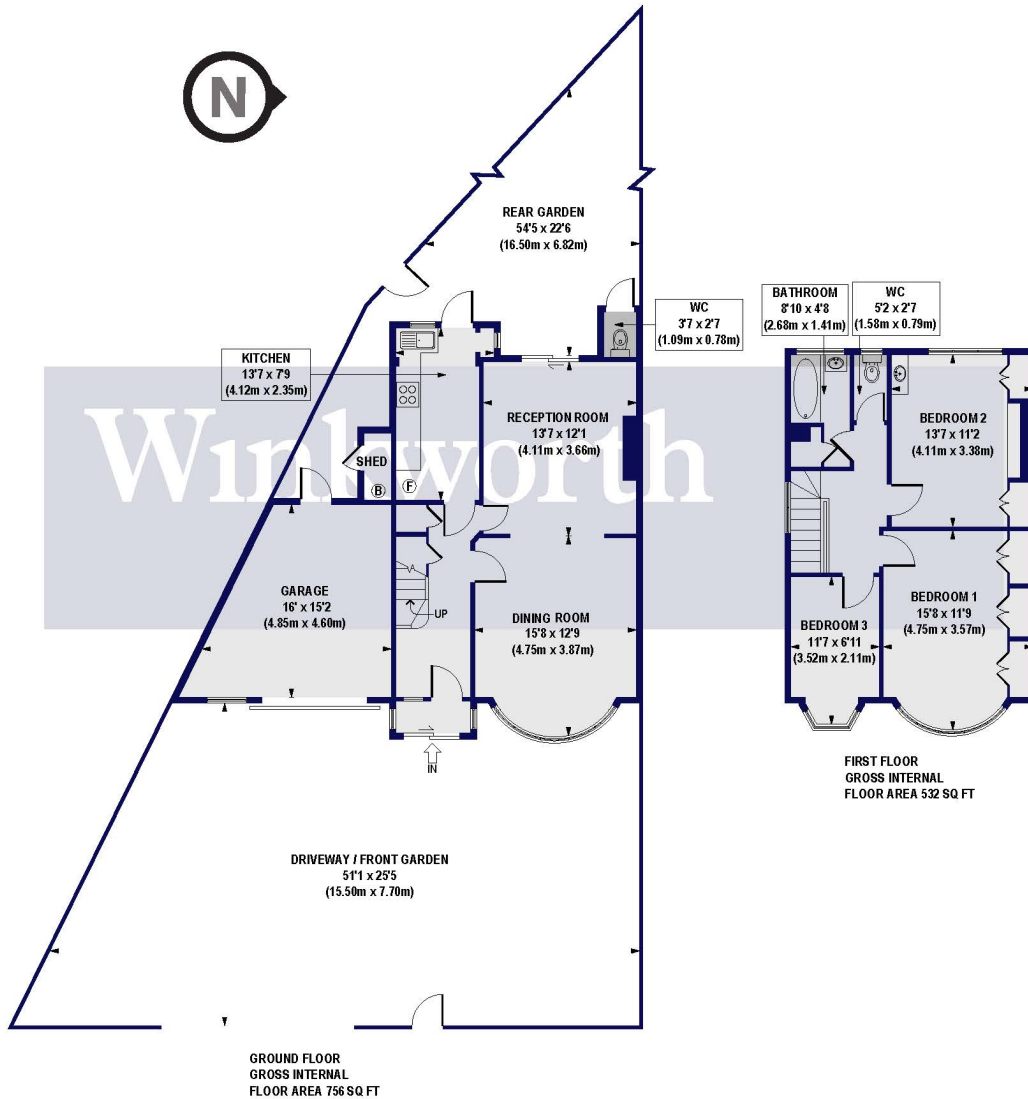
- 1930s End of Terrace House
- Chain-Free
- Potential to Extend (subject to planning consent)
- Wide Front Garden with Driveway
- Spacious Adjoining Reception Room and Dining Room
- Three Bedrooms
- In Need of Some Updating
- Easy Reach of Schools a Bus Service to Palmers Green Shopping Precinct and BR Station, Southgate Tube (Piccadilly Line), the A406 and A10



Firs Lane, N13

Approx. Gross Internal Floor Area 1288 sq. ft / 119.72 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1088 sq. ft / 101.06 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
42	85
England, Scotland & Wales	
EU Directive 2002/91/EC	



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