



Arnold Gardens, N13

£520,000 *Freehold*

A 1920s terraced house offered for sale with no onward chain, located approximately half a mile from Palmers Green BR station, close to Hazelwood Primary School and several open spaces, including Hazelwood Recreation Ground and Broomfield Park.

KEY FEATURES



- Extended Terrace House
- Popular Location Close to Hazelwood Primary School and Open Spaces
- Easy Reach of Palmers Green Overground to Moorgate (via Finsbury Park)
- No Onward Chain
- Two Interconnecting Reception Rooms
- L-Shaped Eat-In Kitchen
- Three Bedrooms
- West-Facing Rear Garden



Palmers Green

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The property has been extended on the ground floor and offers 1,137 sq.ft of light and spacious living accommodation. The ground floor features two generously sized interconnecting reception rooms, providing an excellent space to unwind and entertain. A bay at one end leads into an L-shaped eat-in kitchen, offering room for more casual dining. There is also a useful utility/shower room/WC located off the entrance hall. On the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a 38' 11" west-facing rear garden, as well as a front garden.





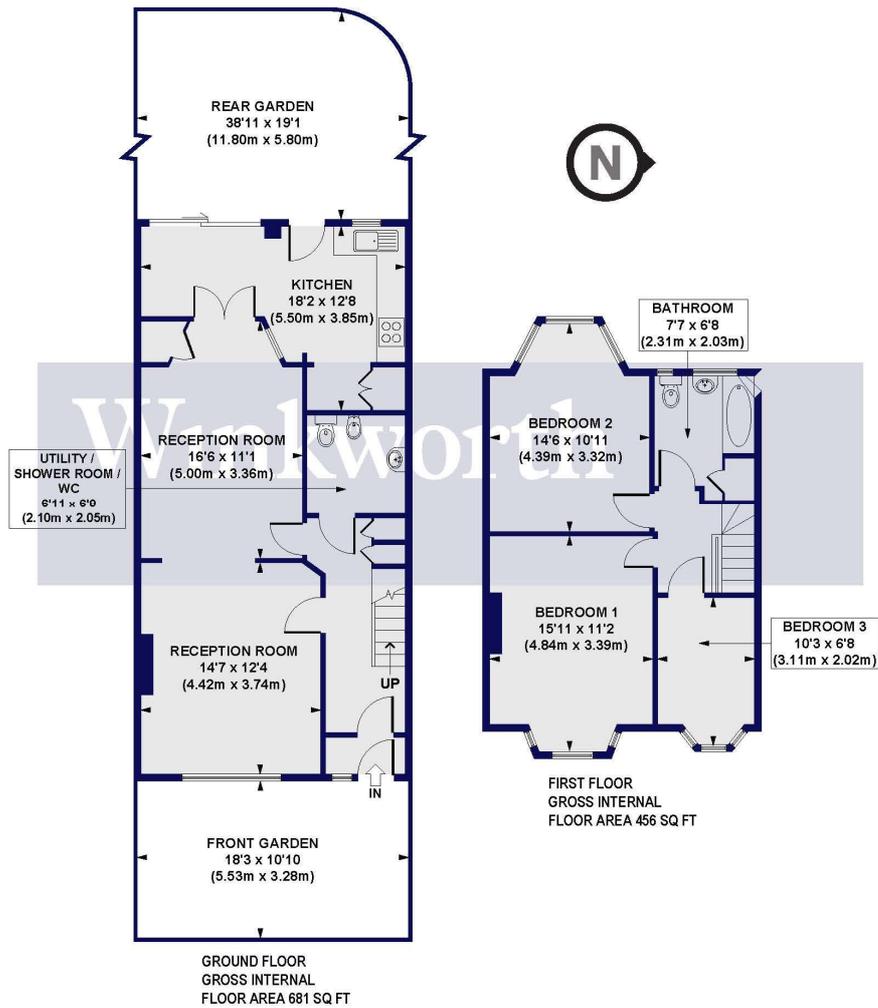
MATERIAL INFO

Tenure: Freehold

Council Tax: London Borough of Enfield - Band: D

EPC rating: C

Arnold Gardens, N13
 Approx. Gross Internal Floor Area 1137 sq. ft / 105.69 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.

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

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



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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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