



## **Princes Avenue, Palmers Green, London**

Available

Guide price £625,000 (Freehold)





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### **Chain free, 3-bedroom house, with off street parking, extended, open plan kitchen/diner and impressive spec throughout**

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Baker and Chase are delighted to present this outstanding 3-bedroom family house, with off street parking, downstairs w/c, extended open plan kitchen/diner and amazing specification throughout.

Accessed via its own driveway, once inside there is a spacious hallway, with a downstairs cloakroom and access to a lovely, front facing living room, complete with feature fire place. The rear of the property has been extended to create a wonderful open plan kitchen/diner, with an outstanding kitchen boasting integrated appliances and links really well with the original dining room which has retractable doors so you can close/open the space as required. The southerly aspect insures plenty of natural light and a nice overview on to the back garden.

The first floor hosts 3-bedrooms, two of which are large doubles and a third, single bedroom as well as an impressive family bathroom, complete with 4-piece bathroom suite, including walk-in shower and corner bath. There is a large loft hatch, providing access to the loft which we believe could be converted, subject to the usual permissions (buyer to make own enquiries).

Externally, in addition to the driveway at the front, there is a manageable size back garden, which includes patio and lawn areas as well as a vegetable patch. There is also ample space for a garden shed.

Princes Avenue is a convenient, family friendly location, with excellent road links to the North Circular Road (A406) and The Great Cambridge Road (A10). Green Lanes and Wolves Lanes are close by and offer a selection of local shops and Palmers Green, Wood Green and Arnos Grove offer a wider range of shops and amenities.

The property is offered chain free.

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## Driveway

Block paved driveway, shrub border, access to:

## Hallway

Hardwood door and opaque double glazed panels to front aspect, spotlights, low level lighting, radiator, under stairs cupboard, coving to ceiling, stairs to first floor, doors to:

## Downstairs w/c

Low flush w/c, corner hand basin with mixer tap, extractor fan, motion sensor spot lights, heated towel rail

## Lounge

Double glazed window to front aspect, feature fire place with ornate surround, spot lights, coving to ceiling, radiator, wired for surround sound speakers

## Dining Room

Radiator, spotlights, coving to ceiling, folding doors to:

## Extended Kitchen/Diner

UPVC double glazed double doors and window to rear aspect, contrasting range of wall and base units with granite work surfaces over, space for American fridge freezer, NEFF electric fan over and microwave/grill, 4-ring electric hob with matching extractor hood over, inset stainless steel sink with mixer tap and waste disposal, integrated dishwasher and washer/dryer, spotlights, x2 radiators

## First floor landing

Large access to loft with cold water tank, entry phone system, alarm panel, doors to:

## Bedroom 1

Double glazed bay window to front aspect, radiator, range of fitted wardrobes with sliding doors and down lights, coving to ceiling

## Bedroom 2

Double glazed window to rear aspect, radiator, coving to ceiling

## Bedroom 3

Double glazed bay window to front aspect, coving to ceiling











## Bathroom

Double glazed opaque window to rear aspect, corner bath with mixer tap and shower, low flush floating toilet, basin with mixer tap and storage under, corner shower unit with sensor lighting extractor fan, spotlights, heated towel rail

## Garden

Patio areas, mainly laid to lawn with patio path, vegetable patch, outside tap and sink

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



# Princes Avenue, N13

CAPTURE DATE 19/07/2022 LASER SCAN POINTS 104,316,147

GROSS INTERNAL AREA

112.98 sqm / 1216.11 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
112.98 sqm / 1216.11 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes window seats, restricted head height  
104.76 sqm / 1127.63 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area 38 RESIDENTIAL: 110.16 sqm / 1185.75 sqft  
area 30 RESIDENTIAL: 104.76 sqm / 1127.63 sqft

area 6: 63c0883fec1360d0d94b76ec

EPC Rating C / Local Authority: Enfield / Council Tax Band: E