



PRINCES AVENUE, N13
£525,000 FREEHOLD

A CHARMING 1930S TERRACED FAMILY HOME WITH
POTENTIAL TO EXTEND, LOCATED CLOSE TO OAKTHORPE
PRIMARY SCHOOL.

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DESCRIPTION:

A lovely three-bedroom terraced 1930s house in a popular location, close to Oakthorpe Primary School and 0.7 miles from Palmers Green overground station (to Moorgate). The property provides 1042 Sq. ft. of well-proportioned living accommodation with the potential to extend (subject to planning consent). You will find a spacious front reception room overlooking a green, a separate dining room, and a contemporary-style galley kitchen. On the first floor, there are three bedrooms - two of which benefit from fitted bedroom suites, plus a bathroom, and a separate WC. Outside, the property enjoys an attractive rear garden extending just under 73' in length, with a garage at one end with rear vehicular access, plus a paved front garden.

Council Tax: London Borough of Enfield - Band E

KEY FEATURES:

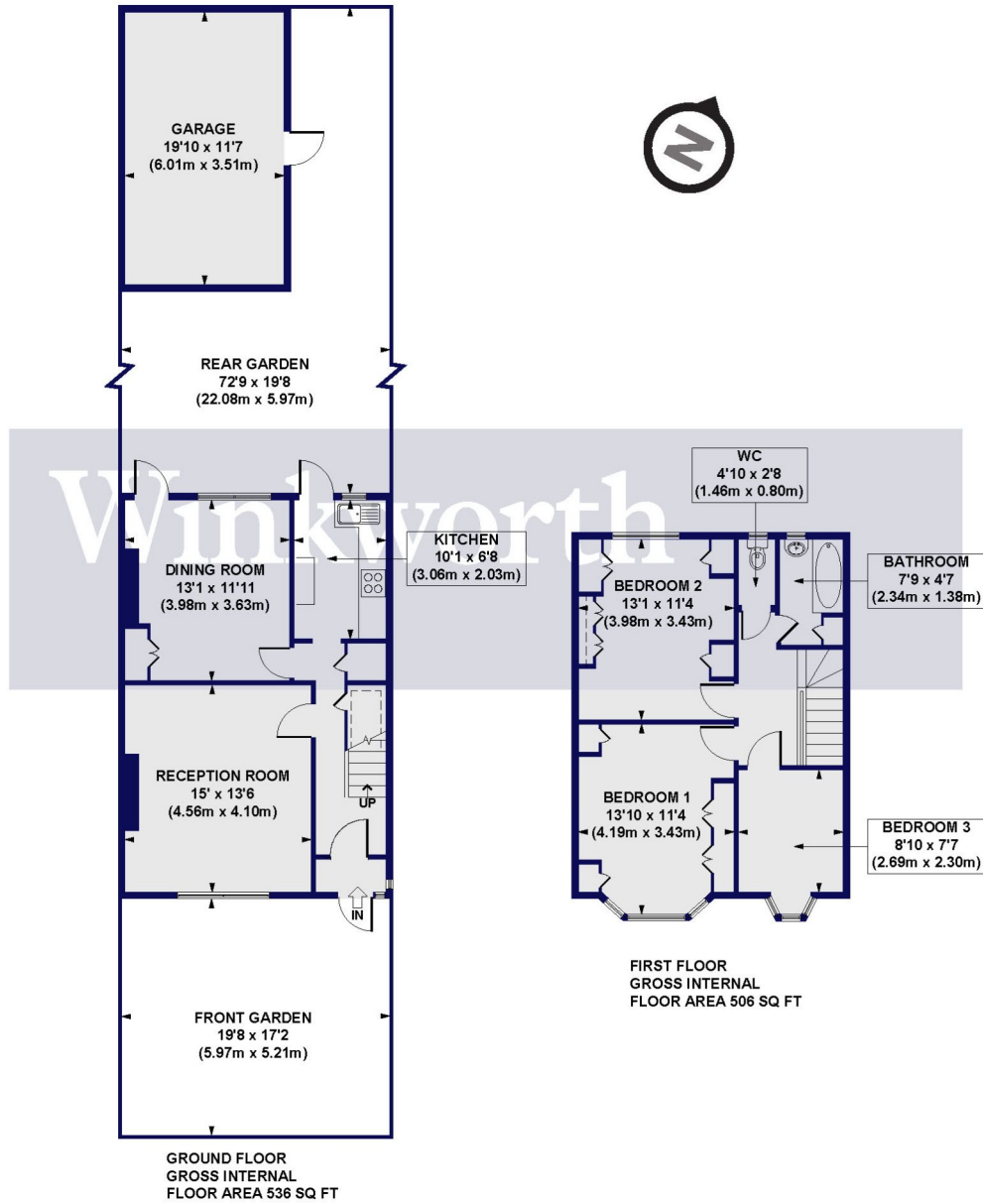
- 1930s Terraced House in a Popular Location
- Close to Oakthorpe Primary School
- Vendor Suited
- Spacious Reception Room and Dining Room
- Three-Bedrooms
- Potential to Extend (subject to planning consent)
- Well-Maintained Rear Garden
- Double Glazing
- Electric Heating
- Garage



Princes Avenue, N13

Approx. Gross Internal Floor Area 1269 sq. ft / 117.92 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1042 sq. ft / 96.82 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	
52	86
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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