



NEW PARK AVENUE, N13
£525,000 FREEHOLD

**A CHARMING FAMILY HOME IN A GREAT
LOCATION FOR SCHOOLS AND OPEN SPACES.**

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk



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DESCRIPTION:

An extended terraced house in a popular location, within easy reach of Firs Farm Primary School, Winchmore Hill Secondary School, and several open spaces and sports facilities, including Firs Farm Wetlands, Clowes Football/Cricket Ground, and Firs Farm Tennis Court.

The ground floor features an impressive 24'9'' long double reception room with a bay window and French doors leading to the dining room and kitchen. The kitchen is equipped with a range of wall and base units and can also be accessed from the entrance hall. Both the reception room and dining room enjoy wooden parquet flooring, adding warmth to the rooms. The first floor provides three bedrooms, of which two are double, and a shower room.

Externally the property benefits from an attractive paved rear garden extending to just under 32' in length, with a garage at one end, whilst at the front of the house is a gated block-paved driveway. The property is offered for sale with no onward chain.

SUMMARY:

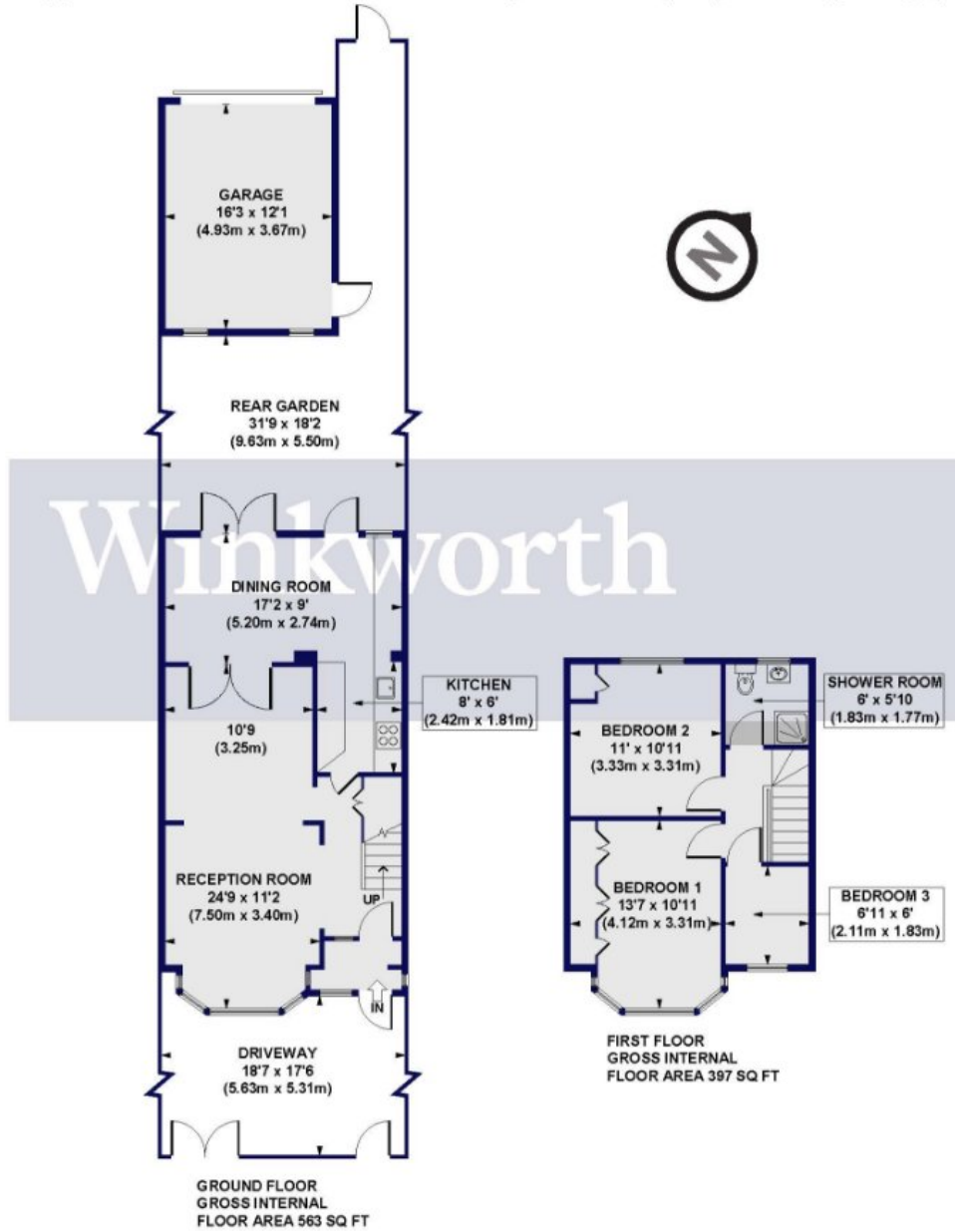
- Terraced House
- No Onward Chain
- Ground Floor Extension
- Impressive 24'9 Long Double Reception Room
- Adjoining Dining Room and Kitchen
- Three Bedrooms
- Modern Shower Room
- Paved Rear Garden
- Garage
- Block Paved Driveway
- Council Tax London Borough of Enfield – Band E



New Park Avenue, N13

Approx. Gross Internal Floor Area 1155 sq. ft / 107.26 sq. m (Including Garage)

Approx. Gross Internal Floor Area 960 sq. ft / 89.17 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			
(92)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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