

Mitchell Road, Palmers Green, N13

A 1930's semi-detached 3 bedroom property offering ideal accommodation for a young family or investor, close proximity to Wood Green and Bounds Green Underground Stations, numerous multiple bus connections and Oakthorpe Primary School.



Price - £525,000 - Freehold

- * **THROUGH LOUNGE** 27'10 x 12'2
- * **FITTED KITCHEN** 9'4 x 7'4
- * **FAMILY BATHROOM /WC**
- * **GAS CENTRAL HEATING**
- * **60ft REAR GARDEN**
- * **BEDROOM 1** 12'3 x 11'4
- * **BEDROOM 2** 11'6 x 10'2
- * **BEDROOM 3** 9'4 x 6'9
- * **DOUBLE GLAZING**
- * **NEAR SEVERAL BUS ROUTES**

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

Entrance Porch with glazed door leading to :

ENTRANCE HALLWAY Hallway with radiator, wall mounted CH thermostat, understairs storage cupboard also housing gas and electric meters.

THROUGH LOUNGE 27'10 x 12'2 **narrowing to 10'8** Attractive original bay window with multi-pane glass, laminated flooring, two radiators, fitted gas fire, coved ceiling, multi-pane French windows to garden.

FITTED KITCHEN 9'4 x 7'4 Amply fitted with modern wall and base units incorporating; eye level built in electric oven and grill, inset stainless steel single drain sink unit with mixer taps, plumbed for automatic washing machine, UPVC double glazed windows, wall mounted gas central heating combination boiler, window overlooking rear garden.

FIRST FLOOR LANDING Window to flank wall, laminated flooring access to large loft space.

BEDROOM 1 12'3 x 11'4 Rear aspect bedroom with UPVC double glazed window overlooking garden and radiator below, fitted carpet, original built in storage cupboard.

BEDROOM 2 11'6 x 10'2 Front aspect UPVC double glazed window, fitted carpet, radiator.

BEDROOM 3 9'4 x 6'9 Rear aspect with UPVC double glazed window, radiator below, fitted carpet.

BATHROOM / WC Modern suite comprising of; panel enclosed bath with mixer taps and shower attachment, further wall-mounted shower, matching pedestal wash hand basin with mixer tap and low flush W.C, radiator, UPVC frosted double glazed window.

REAR GARDEN Approximately 60ft length laid to lawn with flower borders, large decked patio area and side access gate.

FRONT GARDEN with possible off street car parking for 2 cars .

Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)

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 Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



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