

Broomfield Avenue, Palmers Green, N13

This Edwardian character property is unique to this road and it's situated in a cul-de-sac position very close to Palmers Green Triangle Area and all its amenities including the rail station; offers 5 bedrooms, 3 receptions and direct access to Broomfield Park from its own garden.



Price - £995,000 - Freehold

- * FRONT RECEPTION 20'6 x 13'10
- * REAR RECEPTION 18'4 x 13'6
- * MORNING ROOM 13'1 x 9'10
- * GUEST CLOAKROOM
- * DOUBLE GLAZING
- * GAS CENTRAL HEATING
- * 65FT REAR GARDEN WITH DIRECT ACCESS TO BROOMFIELD PARK
- * BEDROOM 1 17'10 x 12'10
- * BEDROOM 2 15'6 x 10'6
- * BEDROOM 3 14'5 x 9'11
- * BEDROOM 4 11'4 x 7'4
- * BEDROOM 5 11'1 x 10'5
- * OFF STREET PARKING

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

Original door to:-

SPLIT LEVEL HALLWAY Colour tessellated flooring, two double radiators, picture and dado rails, wall light point, understairs storage cupboard. Doors leading to Rear Reception, Morning Room and:-

FRONT RECEPTION 20'6 x 13'10 Large double glazed bay window to front, coved ceiling, hardwood flooring, original niche window to flank wall, period style open hearth fireplace with gas coal-effect fire, two wall light points.

MORNING ROOM 13'1 x 9'10 "Oak" stripped flooring, double glazed windows to flank wall, two wall light points, picture rail, door through to **inner lobby** leading to rear reception and:-

GUEST CLOAKROOM Separate low flush WC, wash and basin, radiator and frosted double glazed window to front.

REAR RECEPTION 18'4 x 13'6 Large reception with hardwood flooring, coved ceiling and picture rail, double radiator, original open hearth fireplace with mantle surround, double glazed "French windows" to patio and garden.

FITTED KITCHEN Amply fitted with wall and base units incorporating; stainless steel sink unit with mixer taps incorporating inset stainless steel single drain sink unit with mixer tap plumbed for automatic machine and dishwasher, inset four burner gas hob with filter above, built in eye-level microwave and oven, double radiator, concealed "Potterton Prima" fully pumped gas central heating boiler, door to patio and garden.

FIRST FLOOR SPLIT LEVEL LANDING Spacious landing with built-in airing cupboard housing foam lagged copper cylinder with separate immersion heater, two loft access points to front and rear lofts with "Vellux" skylight.

BEDROOM 1 17'10 x 12'10 Front aspect with double glazed window, floor to ceiling full length fitted wardrobes, coved ceiling, double radiator fitted carpet.

BEDROOM 2 15'6 x 10'6 Rear aspect with double glazed windows overlooking **Broomfield Park**, fitted wardrobes, original cast iron fireplace, double radiator.

BEDROOM 3 14'5 x 9'11 Middle double bedroom with laminated flooring, double glazed window, picture rail, fitted wardrobes, spot lighting.

BEDROOM 4 11'4 x 7'4 Laminated flooring, double glazed window with radiator below.

BEDROOM 5 11'1 x 10'5 Middle bedroom with double glazed window to front side aspect, double radiator, two built in cupboards, fitted carpet.

BATHROOM / SHOWER /WC Large bathroom suite comprising of:- panel enclosed steel bath, "His & Hers" vanity units, **separate shower cubicles**, double radiator, low flush WC, frosted double glazed window.

REAR GARDEN Sunny aspect rear garden approximately **65ft in length** with a large patio area and **access gate to Broomfield Park**. Timber shed approx 14 x 5 with power and light.

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

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.

