

Old Park Road, Palmers Green, N13

*A GARDEN flat with 2 bedrooms, 2 receptions, 2 bathrooms and a Freehold title!
Situated close to Palmers Green multiple shopping and transport facilities including the Rail station this ground floor flat has a lot on offer that can't be easily matched by others including a parking space. For Sale chain -free this will make an ideal first time purchase, a retirement flat or investment. Viewing is highly recommended.*



Price - £565,000 - with Freehold title

- * LOUNGE 18'6 x 12'1
- * DINNING ROOM 12'3 x 8'8
- * FITTED KITCHEN 10'1 x 8'2
- * GAS CENTRAL HEATING
- * UTILITY ROOM
- * 42 ft x 22 ft REAR GARDEN
- * FREEHOLD
- * BEDROOM 1 22'6 x 14'7(Overall)
- * EN-SUITE DRESSER & SHOWER
- * BEDROOM 2 13'10 x 7'5
- * DOUBLE GLAZING
- * HARDWOOD & CERAMIC FLOORS
- * ALARM SYSTEM
- * CHAIN FREE

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

OWN SIDE ENTRANCE DOOR TO:

RECEPTION HALLWAY Spacious hallway with Oak flooring, inset spot lightning, built-in overhanging cupboards, concealed central heating radiator.

RECEPTION 18'6 x 12'1 Oak flooring, concealed gas and heating radiator, five light points, built in display area with cupboards below, coved ceiling. Access to kitchen and dining room.

DINNING ROOM 12'3 x 8'8 Ceramic tiled flooring, concealed gas central heating radiator, inset spotlighting, UPVC double opening double glazed doors to patio and own garden.

FITTED KITCHEN 10'01 x 8'2 Modern appliance fitted kitchen with ample wall and base units incorporating; "granite effect" worktops with **Bosch** built-in oven and inset four burner gas hob with filter above, built-in fridge/freezer, inset spotlighting, inset one and a half bowl sink unit with mixer taps, UPVC double glazed window overlooking rear garden. Door leading to:- **Utility Room 9'5 x 4'3** Inset stainless steel single drain sink unit with mixer taps, plumbed for automatic washing machine, ceramic tiled flooring, radiator, wall-mounted **Vokera** gas central heating combination boiler, UPVC double glazed window, extractor fan, built-in storage cupboard.

MASTER BEDROOM 22'6 x 14'7 (Overall size) with Dressing Room & En-Suite Shower Room Large bay window to front with double glazed sash windows and shutters, radiator below, inset spot-lighting, Oak flooring. Door to **Dressing Room** with ample fitted shelving and Oak flooring. **En-Suite Shower Room** Large shower room with screened shower cubicle having thermostatically controlled wall mounted shower, vanity unit with mixer tap and waste pop-up with cupboards below, extractor fan, chrome heated towel rail, shaver point and ceramic tiled walls and flooring, low flush WC.

BEDROOM 2 13'10 x 7'5 Oak flooring, two frosted double glazed windows to flank wall, radiator below, inset spot-lighting and door to **walk-in cupboard 7'5 x 3'11** with fitted shelving, Oak flooring and inset spot-lighting.

FAMILY BATHROOM / W.C. Fully tiled bathroom suite with panel enclosed bath with monoblock mixer tap and shower attachment, pedestal wash hand basin and matching low flush W.C. , inset spot-lighting, built-in storage cupboards, radiator and extractor fan.

EXTERIOR

REAR GARDEN Approximately 42ft in length, laid to lawn with flower borders, side access gate. **Brick built Outhouse 10'2 x 9'6** with double glazed window and door, power and light and small patio.

OWN CAR PARKING TO FRONT

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.



VIEWING STRICTLY BY APPOINTMENT THROUGH:



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