

Firs Lane, Palmers Green, N13

This end-of-terrace and extended 1930's style property is situated in a popular road just off Hedge Lane and with the W6 bus route connecting to Edmonton, Palmers Green and Southgate. The property is set-back from the main road in a quiet location and has rear access for a large garage with own driveway and ample off-street parking. An internal viewing is highly recommended.



Price - £669,950 - Freehold

- * THROUGH LOUNGE
- * KITCHEN/DINER 17'9 x
- * GAS CENTRAL
- * DOUBLE GLAZING
- * FAMILY BATHROOM /
- * GARAGE WITH REAR
- * BEDROOM 1 15'4 x 11'4
- * BEDROOM 2 13'4 x 11'4
- * BEDROOM 3 11'4 x 6'9
- * LOFT ROOM/BEDROOM
- * LARGE GARDEN
- * AMPLE PARKING TO

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

Entrance porch with double glazed door leading to:-

THROUGH LOUNGE 26'3 x 18'7 Most spacious reception with 'Pine' flooring, coved ceiling with two ceiling roses and small plaster niche display. Double glazed window to front bay, understairs storage cupboard housing gas and electric meters, multi-pane double opening doors to:-

KITCHEN / DINER 17'9 x 12'2 Large kitchen/diner amply fitted with wall and base units incorporating; inset four burner gas hob an electric oven with filter above, integrated fridge /freezer and plumbing for automatic washing machine and dishwasher, double glazed windows and double glazed door to garden.

FIRST FLOOR LANDING Fitted carpet, and stairs leading to **Loft Room**.

BEDROOM 1 15'4 x 11'4 Double glazed window to front with radiator below, coved ceiling, fitted carpet.

BEDROOM 2 13'4 x 11'4 Double glazed window to rear aspect overlooking garden and radiator below, fitted carpet.

BEDROOM 3 11'4 x 6'9 Small double glazed bay window to front, fitted carpet, coved ceiling.

FAMILY BATHROOM / WC Tiled modern bathroom suite comprising of; panel enclosed bath with mixer taps and shower attachment, vanity unit with mixer tap and waste pop-up, matching low-flush WC, chrome heated towel rail, double glazed frosted window, and built-in airing cupboard housing 'Valiant' gas central heating combination boiler, ceramic tiled flooring.

From first floor landing, carpeted stairs to:-

LOFT ROOM / BEDROOM 4 17'0 x 12'4 Large double glazed bay window overlooking rear garden, fitted carpet, radiator.

PARKING FOR SEVERAL CARS TO FRONT GARDEN

95 ft REAR GARDEN (Approximately) In length with flower borders and rear service door leading into garage.

REAR GARAGE 27'10 x 10'0+ (Approximately) Rear service road access to garage with electric roll shutter, power and light.

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:
BROOMFIELD ESTATES
22 ALDERMANS HILL
LONDON N13 4PN**





