

Lawrence Avenue, Plamers Green, N13

*This extended 1930's style property is situated just off Chimes Avenue and within easy walking distance of Hazelwood School, St Anne's High School, Palmers Green mosque and multiple shopping and transport facilities .
The property is being sold Chain Free.*



Price - £595,000 - Freehold

- * FRONT RECEPTION 15'10 x 13'0
- * REAR RECEPTION 14'8 x 12'0
- * KITCHEN / DINER 19'0 x 6'10
- * FAMILY BATHROOM / W.C.
- * UPVC DOUBLE GLAZING
- * NEAR SOUGHT AFTER SCHOOLS
- * BEDROOM 1 13'11 x 12'9
- * BEDROOM 2 13'11 x 10'4
- * BEDROOM 3 9'0 x 8'0
- * DOWNSTAIRS SHOWER/W.C.
- * GAS CENTRAL HEATING
- * 80ft SOUTH FACING GARDEN

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

UPVC double glazed entrance porch with original front door to:-

ENTRANCE HALLWAY Ceramic tiled flooring, coved ceiling, understairs storage cupboard housing gas and electric meters.

FRONT RECEPTION 15'10 x 13'0 UPVC double glazed windows to front aspect and double radiator below, laminated flooring and coved ceiling.

REAR RECEPTION 14'8 x 12'0 Laminated flooring, coved ceiling with spot lighting, double radiator, multi-paned door leading into:-

FITTED KITCHEN 19'0 x 6'10 Amply fitted kitchen with wall and basin units, built-in oven, 4 burner gas hob and stainless steel filter hood above, inset stainless steel single drain sink unit with mixer tap, UPVC double glazed window overlooking south facing garden, plumbed for automatic washing machine, skylight, wall mounted "Vaillant" gas electric heating combination boiler, UPVC double glazed door to patio and garden, chrome heated towel rail, inset spot lighting and ceramic tiled flooring.

GUEST CLOAKROOM / SHOWER Shower cubicle, low flush W.C., pedestal wash hand basin, extractor fan.

FIRST FLOOR LANDING With access to loft space.

BEDROOM 1 13'11 x 12'9 Front aspect with UPVC double glazing, coved ceiling, laminated flooring, radiator.

BEDROOM 2 13'11 x 10'4 Rear aspect overlooking south facing rear garden, with UPVC double glazing, double radiator below and laminated flooring.

BEDROOM 3 9'0 x 8'0 Front aspect with double glazed bay window, fitted carpet, radiator.

BATHROOM / W.C. Fully tiled suite comprising of; panel enclosed bath with mixer taps and shower attachment, matching pedestal wash hand basin, low flush W.C., ceramic tiled flooring, chrome heated towel rail and UPVC frosted double glazed window.

80ft REAR GARDEN South facing rear garden with paved patio, laid to lawn and large shed to rear of garden.

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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