

Castles

OFFERS OVER
£700,000 Freehold
Caversham Avenue
N13

Castles

PROPERTY SUMMARY

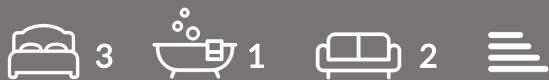
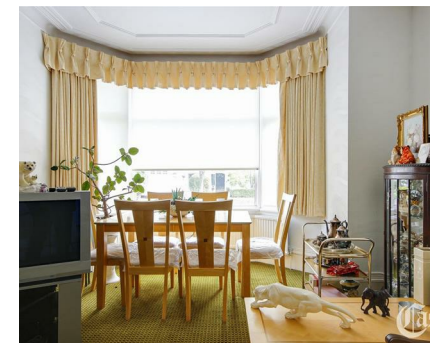
This generously sized family home is enviably located on a sought-after and peaceful residential road, offering bright and spacious accommodation throughout, along with excellent potential for further enhancement.

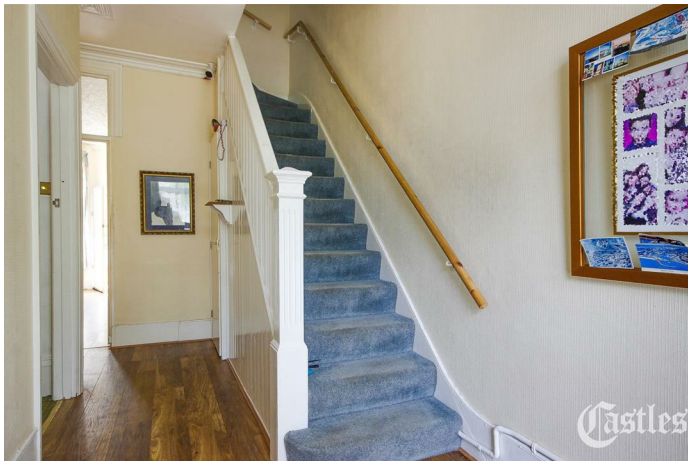
The property features an inviting entrance hall, a ground floor guest W.C., front and rear reception rooms—both providing access to an impressive size rear garden—alongside a separate dining room and kitchen.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which benefit from built-in wardrobes, and a family bathroom.

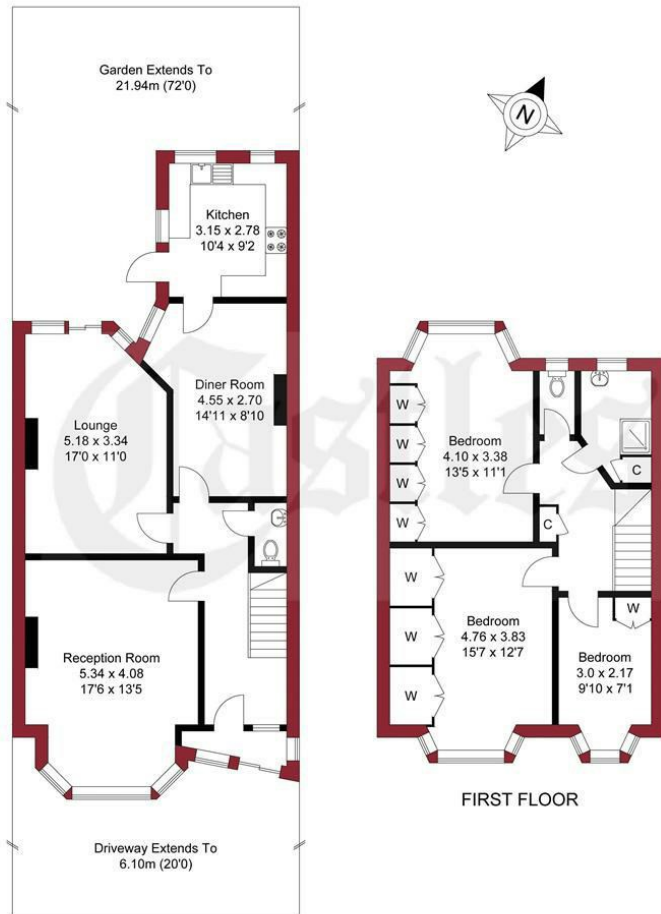
With scope for a loft extension (subject to the usual planning consents), this home presents an ideal opportunity for growing families or buyers looking to personalise and add value.

Superbly positioned in this sought-after location and within close proximity to Green lanes with its diverse range of retailers, restaurants, coffee shops and local schools. Palmers green station (Piccadilly Line) is only a short walk away. Southgate underground and bus station is a short ride away via the W9 bus route. The wonderful open green spaces of both Broomfield and Grovelands park are also nearby.





APPROXIMATE GROSS INTERNAL AREA
128.57 sqm / 1383.91 sqft



GROUND FLOOR

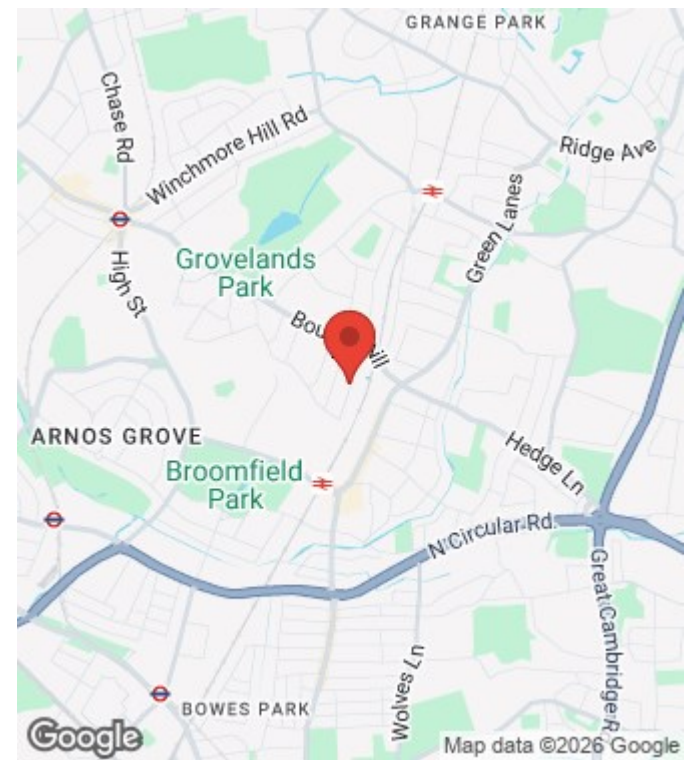
THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

FIRST FLOOR

Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground Station (Piccadilly Line) is also within easy reach, offering direct access into Central London and Heathrow Airport.

Shopping & Leisure:
Palmers Green boasts a vibrant and diverse range of amenities along the popular Green Lanes, including independent shops, cafés, restaurants, and bars. The area is also home to the well-regarded Broomfield Park, featuring open green spaces, tennis courts, a café, and regular community events.

Directions to Our Office:
Conveniently located on Green Lanes, Palmers Green, just a short walk from Palmers Green Mainline Station. Visitors travelling by car will find limited pay-and-display parking along Green Lanes and nearby.



House - Terraced
Freehold
Council: Enfield
Council Tax Band: F
Lease Remaining: n/a
Service Charge: n/a
Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

78 Green Lanes
Palmers Green
London
N13 6BE

OFFICE DETAILS

020 8888 6081
www.castles.london

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 kWh/m ²	A		
61-91	B		
49-60	C		
35-48	D		
29-34	E		
21-28	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			