



Castles

ASKING PRICE

£650,000 Freehold
Melville Gardens

Palmers Green, N13 6ET

Castles

PROPERTY SUMMARY

Castles Estate Agents Palmers Green are delighted to present this charming three-bedroom end-terrace home, ideally situated on Melville Gardens in the highly sought-after area of Palmers Green, N13. Offered chain-free, this property provides an excellent opportunity for buyers seeking a straightforward purchase. Extending to approximately 1,303 sq ft, the home combines space, comfort, and practicality, with the added benefits of off-street parking and a large summer house with kitchen in the rear garden.

Inside, the property boasts two spacious reception rooms, perfect for relaxing with family or entertaining guests. A downstairs cloakroom adds extra convenience, while the three well-proportioned bedrooms cater to families, professionals, or those needing a dedicated home office. A family bathroom completes the accommodation.

The home also offers excellent potential for future enhancement, subject to the usual planning permissions, allowing buyers to personalise the property to their own taste and requirements.

For commuters, Palmers Green Railway Station is within easy reach, providing direct services into London Moorgate, while several bus routes connect to nearby hubs such as Wood Green and Enfield Town.

Palmers Green itself is renowned for its friendly community feel and vibrant high street along Green Lanes, which offers a variety of cafés, restaurants, independent shops, and local amenities. The property is also conveniently located near well-regarded schools and attractive green spaces.

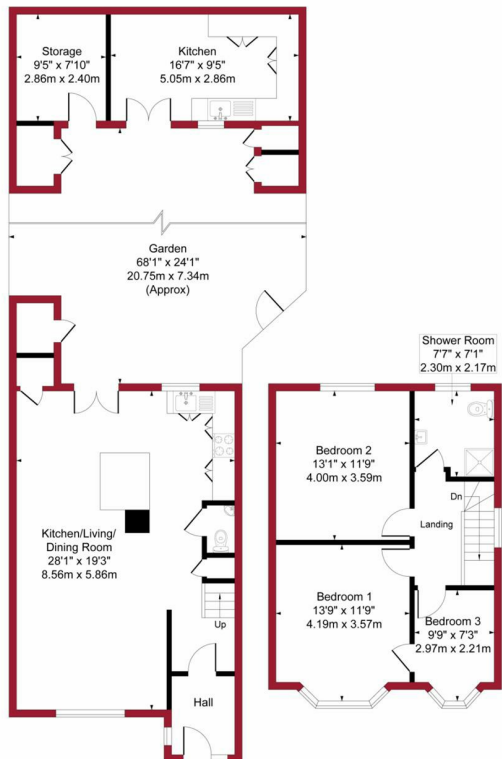
With its generous layout, excellent transport links, desirable North London location, and a rear garden featuring a large summer house, this delightful three-bedroom end-terrace home represents a fantastic opportunity for buyers looking to establish themselves in a well-connected and thriving neighbourhood.





Melville Gardens, London, N13

Approximate Gross Internal Area = 1303 sq ft / 121.0 sq m (Including Outbuilding)



Transport

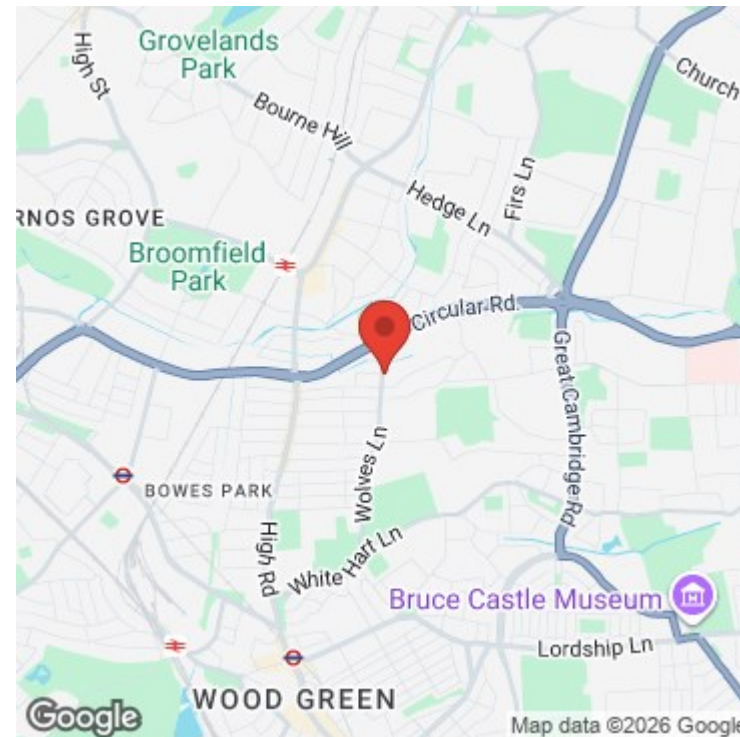
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground 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

Our office is 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

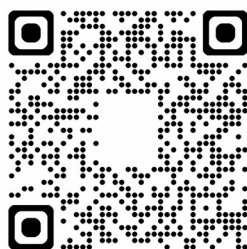


House - End Terrace

Freehold

Council: Enfield

Council Tax Band: E



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
92-100	A		
81-91	B		
69-80	C		77
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	