



Castles

ASKING PRICE

£580,000 Freehold
Farndale Avenue

London, N13 5AG



Castles

PROPERTY SUMMARY

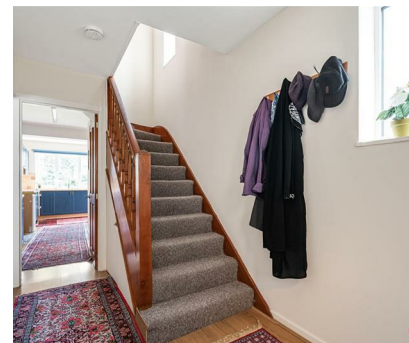
Castles Palmers Green are delighted to present this beautifully maintained three-bedroom semi-detached home, set on a quiet, tree-lined residential turning just off Hedge Lane and Green Lanes. Offered chain-free, this property presents an excellent opportunity for families or buyers seeking a straightforward move.

Extending to approximately 1,200 sq ft (111.5 sq m), the home provides well-proportioned and versatile living accommodation throughout. The ground floor features twin reception rooms, both bright and generously sized, ideal for everyday living and entertaining, alongside an extended kitchen/diner thoughtfully designed to suit modern family life. A convenient ground floor W.C. adds further practicality.

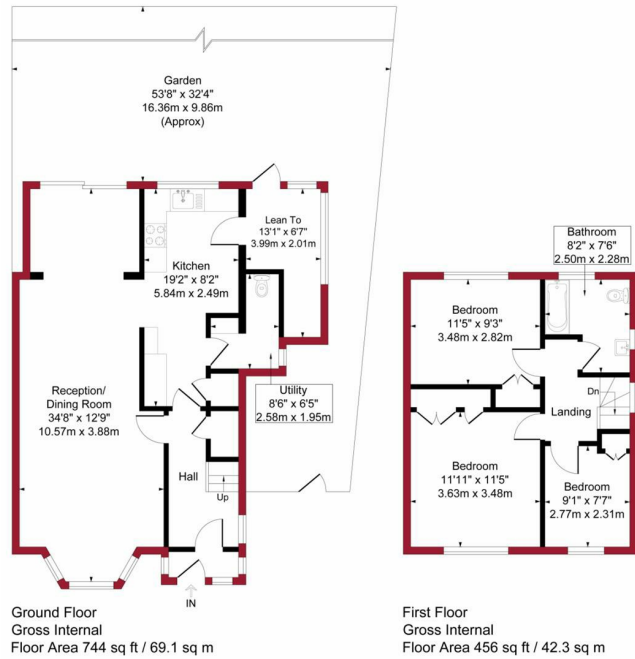
Upstairs, the property comprises three well-sized bedrooms all served by a sleek and contemporary family bathroom.

Externally, the property benefits from a substantial rear garden, perfect for al fresco dining, entertaining, or children's play. To the front, there is a neat garden and off-street parking for two vehicles, adding to the home's overall convenience. The property also offers excellent scope to extend or personalise further, subject to planning permission.

Farndale Avenue is ideally located between Ash Grove and Crawford Gardens, providing easy access to the wide range of shops, cafés, and restaurants in both Palmers Green and Winchmore Hill. Excellent transport links include Palmers Green and Winchmore Hill mainline stations with direct services into Moorgate, while Southgate Underground Station (Piccadilly Line) and the green open spaces of Grovelands Park are easily reached via the W6 bus route.



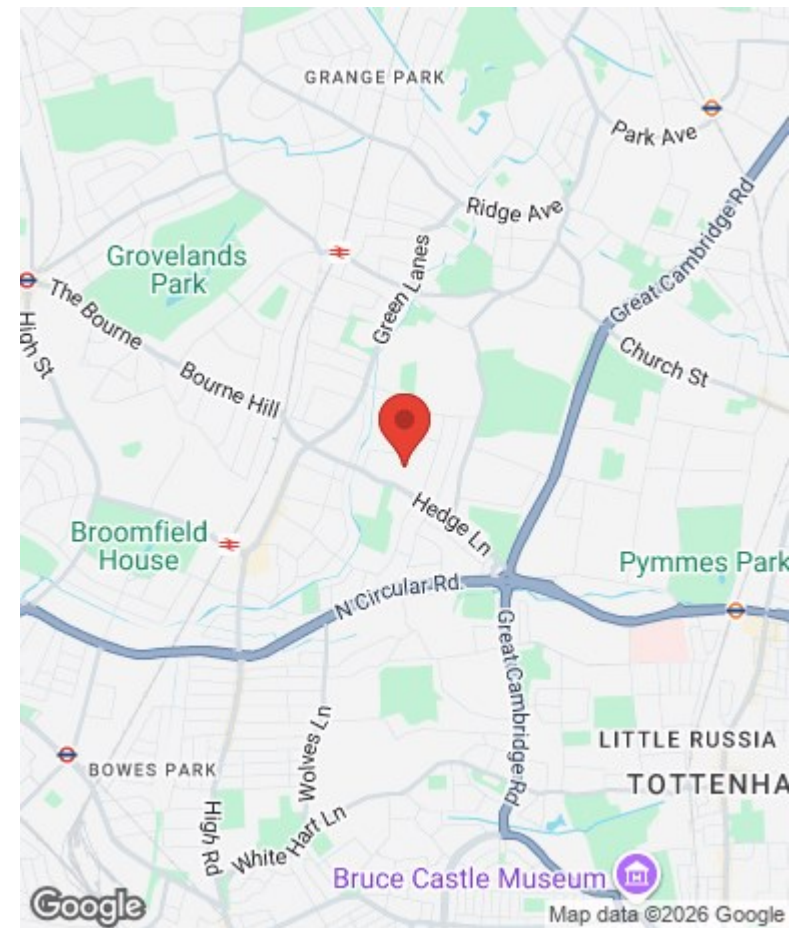




Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green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

Freehold

Council: Enfield

Council Tax Band: D



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

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OFFICE DETAILS

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