



PRICE GUIDE

£500,000 - £525,000 Freehold

The Fairway

N13



PROPERTY SUMMARY

Price Guide £500,000 - £525,000

An appealing three-bedroom family residence, enviably positioned on The Fairway, N13, one of the established residential settings within the Palmers Green and Winchmore Hill area. Set within a desirable residential environment, the property combines generous internal proportions with off-street parking and a substantial private rear garden, while offering considerable scope for modernisation and enhancement.

The accommodation is approached via a welcoming entrance hall, leading to a convenient guest cloakroom and a generous rear reception room overlooking and opening directly onto the garden. A separate breakfast and dining room provides a versatile setting for family living and entertaining, with direct access through to the fitted kitchen.

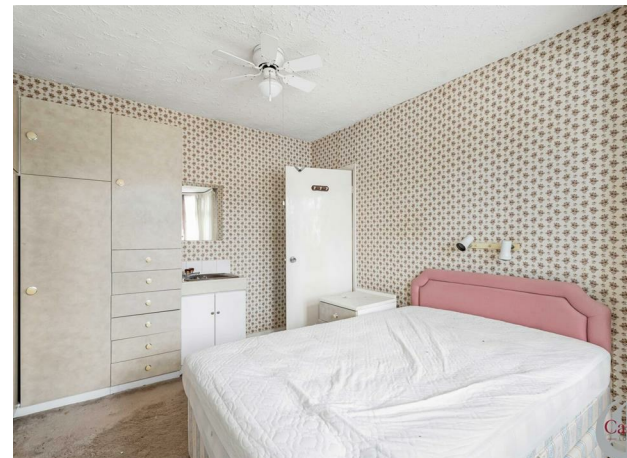
The first floor provides three well-proportioned bedrooms, a family bathroom and access to the loft space. Subject to the necessary planning permissions and consents, the loft offers potential to further enhance the accommodation and create additional living space.

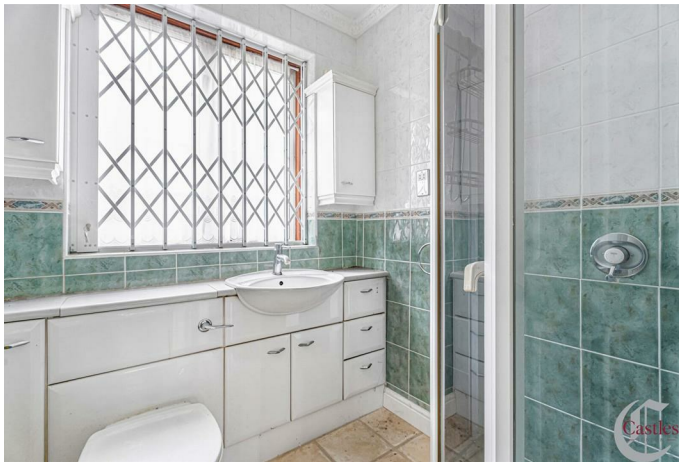
Externally, the substantial rear garden is a particular feature, providing a private and versatile outdoor setting for entertaining, relaxation and family enjoyment. To the front, off-street parking adds further convenience and desirability.

The property is ideally positioned for the established amenities of Palmers Green and Winchmore Hill, with Green Lanes offering an excellent selection of independent shops, cafés, restaurants and everyday conveniences. The open spaces of Broomfield Park are also within easy reach, providing an attractive green setting for leisure and recreation.

or commuters, Palmers Green railway station offers convenient connections towards central London, with excellent local transport links nearby.

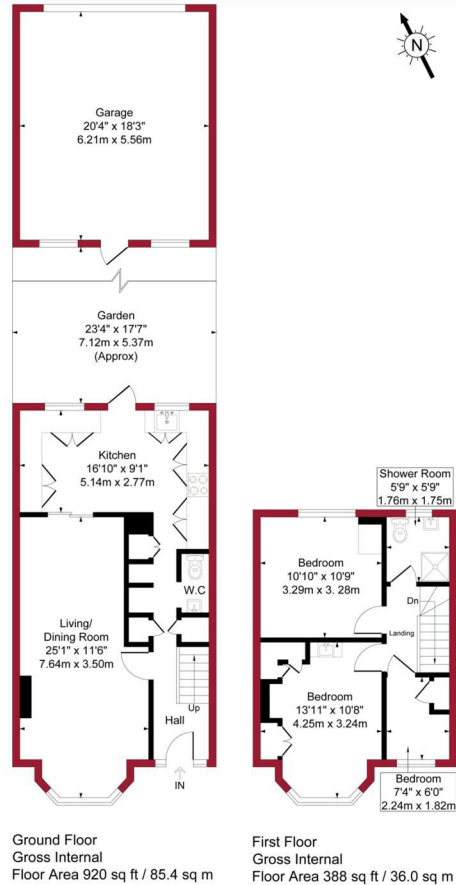
A rare opportunity to acquire a generously proportioned family home with a substantial garden, off-street parking and excellent potential for enhancement.





The Fairway, London, N13

Approximate Gross Internal Area = 1308 sq ft / 121.4 sq m
(Including Garage)



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.



Transport:

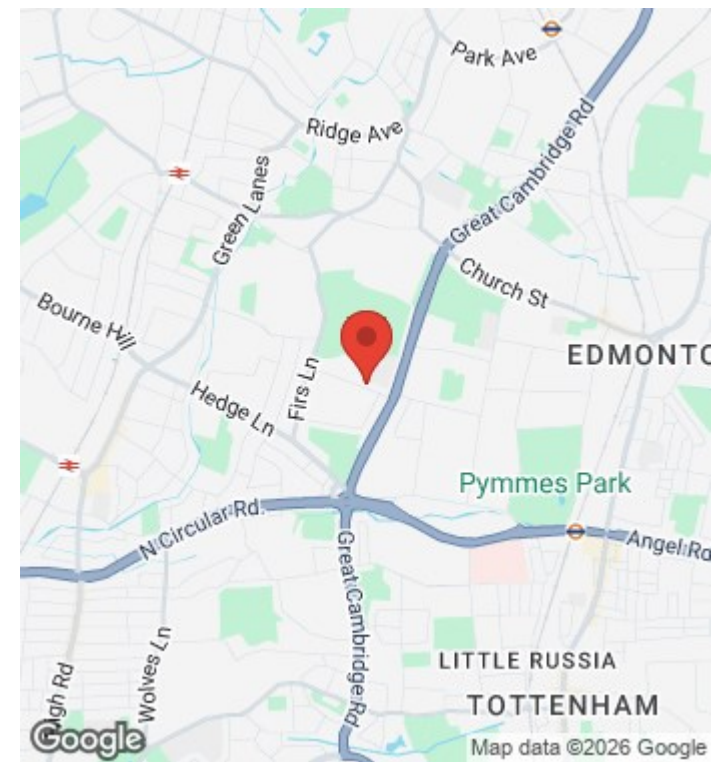
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green Underground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

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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