

ASKING PRICE

£595,000 Freehold

Princes Avenue

N13

PROPERTY SUMMARY

Occupying a desirable position along the attractive, tree-lined Princes Avenue in N13, this impressive three-bedroom family home offers well-proportioned accommodation, attractive interiors and excellent outdoor space, complemented by a beautiful rear garden, conservatory and valuable off-street parking.

The ground floor features a welcoming reception room, ideal for family living and entertaining. The well-appointed kitchen complements the accommodation, while the conservatory provides an additional versatile space overlooking the garden, ideal for relaxing or dining.

Upstairs, three well-proportioned bedrooms provide excellent flexibility for family living, guests or home working, with a well-appointed family bathroom completing the accommodation.

A particular highlight is the beautiful rear garden, offering a private setting for relaxing and entertaining. The conservatory creates a natural connection with the garden, while off-street parking further enhances the practicality of this appealing home.

Throughout, the property benefits from generous proportions, good natural light and a versatile layout, providing an excellent foundation for a comfortable long-term home.

Princes Avenue is well placed for local amenities, including shops, cafés and everyday conveniences. Excellent transport links include local bus services, while Wood Green Underground Station provides access to the Piccadilly line with direct connections towards Central London, including King's Cross, Covent Garden, Leicester Square and Piccadilly Circus. The area also offers green open spaces and highly regarded schools.

A superb three-bedroom N13 family home with conservatory, beautiful garden and off-street parking. Early viewing is highly recommended.

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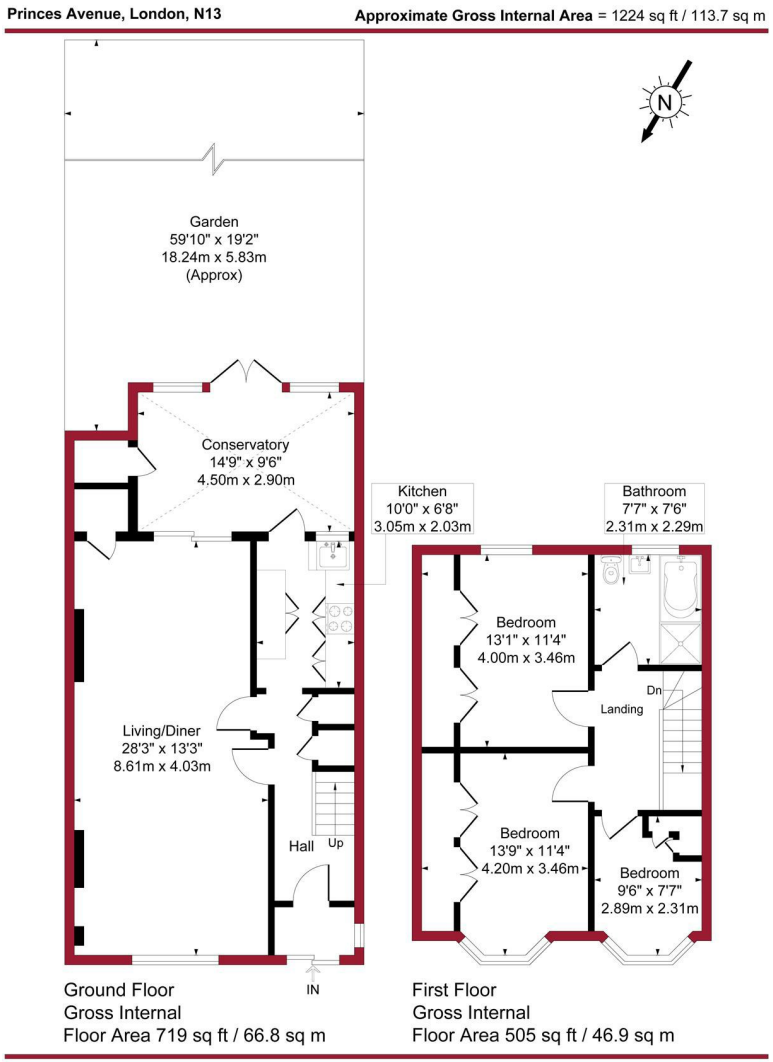
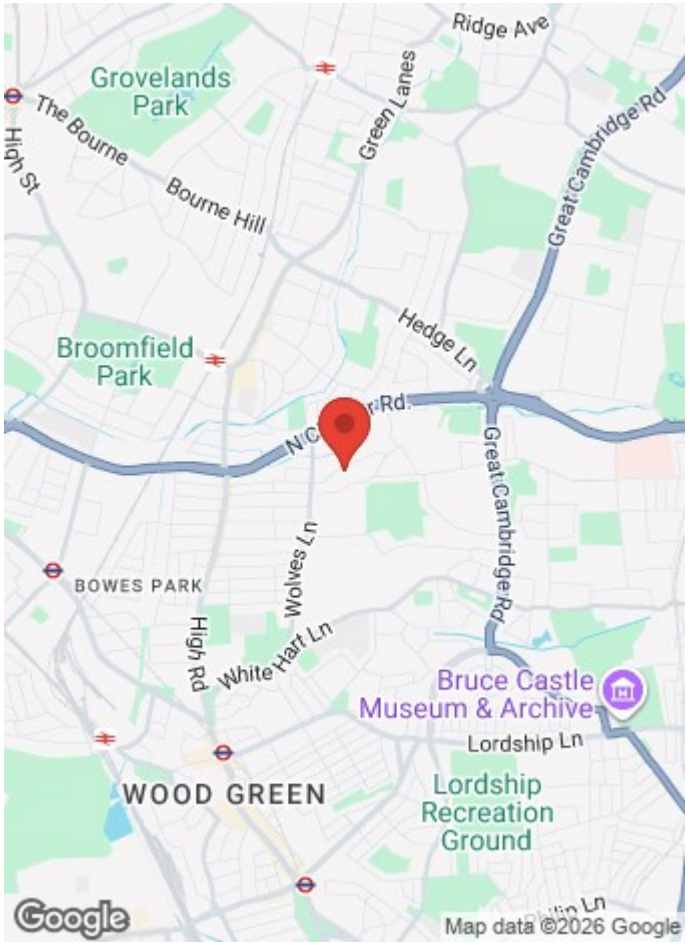


Transport:
Palmers Green is well served by excellent transport links. Palmers Green Mainline Station provides regular services into Moorgate, ideal for commuters, while a comprehensive network of local bus routes connects the area to Wood Green, Southgate, Enfield, and surrounding locations. Wood Green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

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