

11 Ecclesbourne Gardens
Palmers Green
London.
N13 5JD

825,000



- EXTENDED SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- BRIGHT THROUGH LOUNGE
- MODERN KITCHEN WITH DINING SPACE
- PLANNING GRANTED FOR LOFT & GARAGE CONVERSIONS
- OFF-STREET PARKING FOR TWO CARS
- ON QUIET RESIDENTIAL ROAD
- CLOSE TO HIGH STREET, LOCAL SHOPS & BRITISH RAIL



Ref: PRA10842

Viewing Instructions: Strictly By Appointment Only

General Description

We are delighted to bring to the market this larger than average extended four bedroom semi-detached house which already has planning approved for loft and garage conversions.

The house has a modern facade and feel throughout with a bright through lounge on the ground floor with original panelled ceiling which provides a large living space. To the rear there is a good sized contemporary kitchen with separate dining area.

Ecclesbourne Gardens is quiet residential road off Green Lanes and only a short walk to Palmers High Street and British Rail (for commuter links to the City). Close by there is the beautiful Broomfield Park with an array of cafes along Aldermans Hill.

The London Borough of Enfield - Council Tax Band: F

Tenure: Freehold

Planning permission granted for loft and garage conversions.

FRONT GARDEN: Fully paved. Off street parking for two cars. Electric vehicle charger. Steps to porch.

ENTRANCE: Porch door with inset obscure glass inset leading to main front door with obscure glass inset.

HALLWAY: Engineered oak flooring. Cornicing. Original panelled ceiling. Staircase to first floor. Doors to all rooms. Radiator.

THROUGH LOUNGE: Engineered oak flooring. Original panelled ceiling. Cornicing. UPVC double glazed bay window to front aspect with bespoke timber shutters. To rear aspect UPVC double glazed windows with French double glazed doors leading to rear garden. Radiators x 2.

KITCHEN/DINER: Extended. Porcelain floor tiles. Fitted wall and base units. Five ring gas hob. Integrated double oven. Brush steel extractor fan. Integrated Neff dishwasher. Plumbing for washing machine. Pelmet LED lighting. Display cabinets with internal lighting. Partly tiled walls. UPVC double glazed window to side aspect. UPVC double glazed window to rear aspect. UPVC double glazed door to side aspect leading to rear garden. Dining area - Engineered oak flooring. Cornicing. 1 x radiator. UPVC double glazed window to side aspect.

LANDING: Stairs and landing carpeted. Cornicing. Loft hatch. Doors to all rooms. 1 x radiator.

BEDROOM 1: Carpet. Cornicing. UPVC double glazed bay window to front aspect with bespoke shutters. Radiator x 1.

BEDROOM 2: Engineered oak flooring. UPVC double glazed single bay window to rear aspect with bespoke timber shutters. Cornicing. Radiator x 1.

BEDROOM 3: Engineered oak flooring. UPVC double glazed window to front aspect with bespoke timber shutters. Cornicing. Radiator x 1.

BEDROOM 4: Engineered oak flooring. UPVC double glazed window to rear aspect. Cornicing. Radiator x 1.

BATHROOM: Porcelain floor tiles. Fully tiled walls with a mosaic border. Three piece suite comprising bath with thermostatic shower mixer and shower screen. Pedestal basin. Chrome towel rail. Close coupled W/C. UPVC double glazed obscure window to side aspect. UPVC double glazed obscure window to rear aspect. Radiator x 1.

GARDEN: Paved patio. Side gate. Lawn area with borders of shrubs and mature trees.

GARAGE: Attached. Glow worm gas boiler. Megaflow system.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

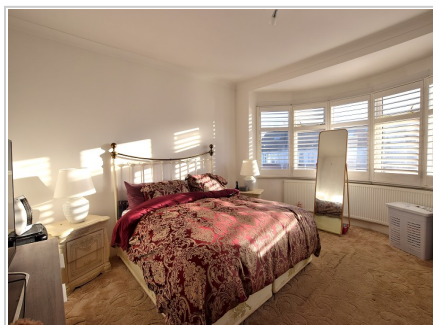
EPC Rating:63

Tenure

We are informed that the tenure is Freehold

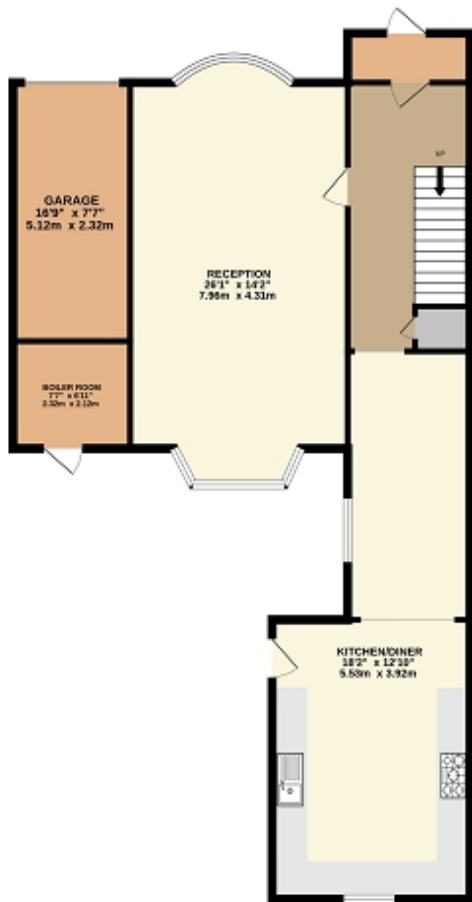
Council Tax

Band F





GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1717 sq.ft. (159.5 sq.m.) approx.

We warrant every attempt has been made to ensure the accuracy of the floor plans contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intergo 02/04

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept

responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.