

Belmont Avenue
Palmers Green
London
N13

Guide Price £700,000



- EDWARDIAN END OF TERRACE HOUSE
 - ON POPULAR ROAD
 - THREE BEDROOMS
 - BEAUTIFUL TESSELLATED HALLWAY
 - SOME PERIOD FEATURES
 - FRONT LARGE LOUNGE & REAR DINING ROOM
 - GOOD SIZED REAR GARDEN
 - GREAT LOCATION FOR BROOMFIELD PARK/CAFES ON ALDERMANS HILL
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- A SHORT WALK TO BRITISH RAIL PALMERS GREEN
 - EASY ACCESS FOR A406/A10/M11/M25/A1
- Ref: PRA10830

Viewing Instructions: Strictly By Appointment Only



General Description

The stunning tessellated hallway flooring is just one of many period features in this end of terrace house with some beautiful original cast iron fire places in both the double bedrooms.

Located a few minutes from the green open space of Broomfield Park, the house boasts two reception rooms and galley style kitchen.

Upstairs you will find two double bedrooms with the single located to the front of the house and the family bathroom to the rear.

The rear garden is a great size and is directly accessed via the bay French doors and also the kitchen. Being end of terrace there is also the benefit of side access.

Belmont Avenue is a quiet sought after road off Broomfield Lane and its a great location with only a short stroll across the park bringing you to Palmers Green British Rail for links to the City, which is ideal for commuters. There is also the High Street for all your shopping requirements and Aldermans Hill which has an abundance of cafes with outside seating with views of the park for relaxing on a summers day.

Close to A406 for easy access to A10/M11/M25/A1 and a short walk for bus links towards Wood Green/Enfield/Southgate.

Tenure: Freehold

Enfield Council - Council Tax Band: E

FRONT GARDEN: Pathway leading to front door. Lawn area. Mature shrubs. Gate leading to rear.

ENTRANCE: Via hardwood door with inset stained glass/leaded lights.

HALLWAY: Tessellated flooring. Doors to all rooms. Under stair storage. Dado rails. Window to side aspect. Ceiling rose. Radiator. Staircase to first floor.

RECEPTION 1: Laminate flooring. Panelled ceiling. Ceiling rose. Cast iron fire surround. UPVC double glazed bay windows to front aspect. Radiator.

RECEPTION 2: Laminate flooring. Modern fire surround with granite inset and hearth. Cornicing. Ceiling rose. Radiator. UPVC double glazed window and French doors to rear aspect.

KITCHEN: Tiled flooring. Fitted wall and base units. Timber worktops. Partly tiled walls. Integrated gas hob (untested). Integrated oven (untested). Extractor fan above hob (untested). Plumbing for washing machine. Timber door leading to rear garden. Wall mounted combi boiler.

LANDING: Carpet to stairs and landing. Timber window to side aspect. Doors to all rooms.

BEDROOM 1: Carpet. UPVC double glazed bay window to front aspect. Cast iron feature fireplace with inset tiles and cast iron fire and tiled hearth. Fitted cupboard. Cornicing. Radiator.

BEDROOM 2: Carpet. Fitted wardrobes. Cast iron fire surround. UPVC double glazed bay window to rear aspect. Radiator.

BEDROOM 3: Carpet. UPVC double glazed bay window to front aspect. Radiator.

BATHROOM: Ceramic flooring. Partly tiled walls. Timber widow with obscure glass to rear aspect. Bath with side panel. Pedestal basin. Close coupled W/C. Radiator.

REAR GARDEN: Paved patio. Lawn area. Side access. Mature trees.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

Tenure

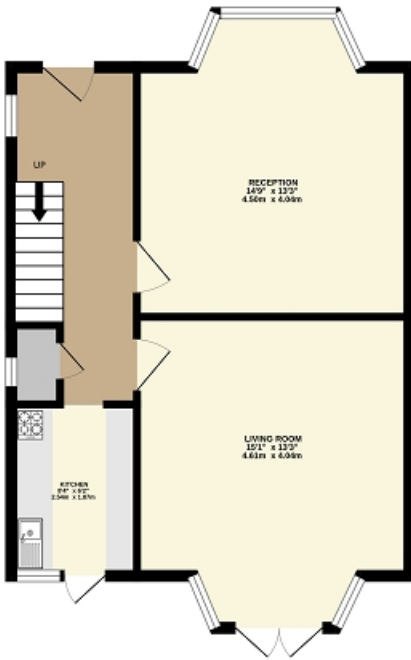
We are informed that the tenure is Freehold

Council Tax

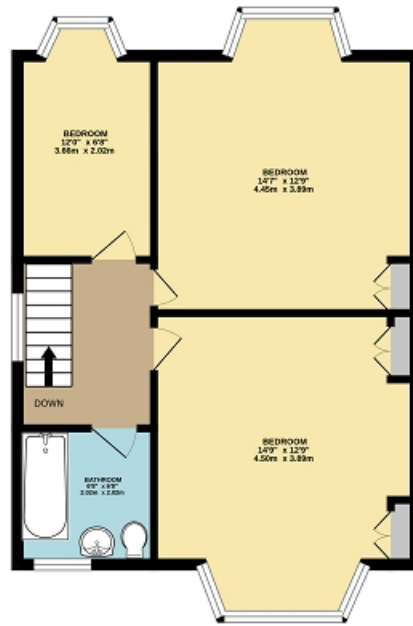
Band E



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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.
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