

FOR SALE



Crothall Close, Palmers Green, London, N13
£710,000 Freehold

Anthony Webb
ESTATE AGENTS

Crothall Close, Palmers Green, London, N13

Detached family home with integral garage and secluded rear garden located in a quiet cul-de-sac location off Fox Lane close to both Palmers Green and Southgate's shopping and transport facilities.

Four bedrooms with fitted wardrobes • Spacious living room • Dining room with sliding doors to garden • Fitted kitchen with door to garage and garden • Ground floor w.c • First floor family shower room • En-suite bathroom to master bedroom • Loft space • Double glazing • Gas central heating • Off street parking • Integral garage • East facing rear garden measuring 42ft x 35ft with additional side space.

- Four bedrooms
- Detached House
- Quiet cul-de-sac location
- Spacious living/dining space
- Kitchen
- Two bath/shower rooms
- Garage/off street parking
- Secluded rear garden





Crothall Close Palmers Green London N13 4BN

Tenure: Freehold
Gross Internal Area: 1109.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



TOTAL FLOOR AREA: 1109sq ft (103.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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