

## **Hawthorn Avenue, Palmers Green, N13**

*Modernised throughout to a very high standard this **chain free** and extended **4 bedrooms** and **2 bathrooms** family home is situated within **walking distance** of **Broomfield Park** and **Palmers Green Triangle Area** with its **rail station** and **multiple shopping facilities**. An **internal viewing** is **highly recommended**.*



### **Price - £865,000 -Freehold**

- \* **FRONT RECEPTION** 15'8 x 12'10
- \* **REAR RECEPTION** 23'1 x 11'8
- \* **FITTED KITCHEN** 16'1 x 7'10
- \* **MODERN FAMILY BATHROOM**
- \* **DOWNSTAIRS CLOACKROOM**
- \* **SOUTHERLY 65ft REAR GARDEN**
- \* **MODERN BRIGHT & SPACIOUS**
- \* **BEDROOM 1** 14'10 x 12'2
- \* **BEDROOM 2** 14'2 x 12'1
- \* **BEDROOM 3** 9'8 x 6'9
- \* **LOFT BEDROOM** 19'6 x
- \* **WITH EN-SUITE SHOWER**
- \* **FULL DOUBLE GLAZING**
- \* **CHAIN FREE**

\* **NEAR BROOMFIELD PARK, SHOPS & TRANSPORT**

**Hawthorn Avenue, Palmers Green, N13**

**THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :**

***UPVC leaded light double glazed entrance porch with ceramic tiled flooring and new double opening oak doors to :-***

**ENTRANCE HALLWAY** *Oak flooring, inset spotlighting, radiator, original leaded and stained glass flank window, understairs storage cupboard also housing "Cat 5" network wiring system with alarm and cctv control.*

**FRONT RECEPTION 15'8 x 12'10** *UPVC double glazed bay window to front, radiator below, inset spotlighting, Oak flooring.*

**L-SHAPED REAR RECEPTION WITH KITCHEN / DINER**

**RECEPTION AREA 23'1 x 11'8** *Oak flooring, two double radiators, inset spotlighting, double glazed sliding doors to large decked patio area with steps leading to garden. Open plan to :-*

**KITCHEN AREA 16'1 x 7'10** *Newly installed and amply fitted with wall and base units incorporating; built-in washing machine and dishwasher, inset ceramic hob with stainless steel filter hood above, electric built-in oven and microwave, inset stainless steel single drain sink unit with mixer tap and space for an American fridge / freezer.*

**DOWNSTAIRS GUEST CLOAKROOM** *Spacious cloakroom with small built-in wall and base units, wash hand basin, low flush WC, ceramic tiled flooring, built-in cupboard housing compressed hot water cylinder.*

**FIRST FLOOR LANDING** *Newly carpeted stairs and landing.*

**BEDROOM 1 14'10 x 12'2** *Rear aspect with UPVC double glazed windows with panoramic views, Oak flooring, radiator.*

**BEDROOM 2 14'2 x 12'1** *UPVC double glazed windows to front aspect with leaded lights, radiator below.*

**BEDROOM 3 9'8 x 6'9** *UPVC double glazed window to front aspect with leaded lights, radiator below.*

**FAMILY BATHROOM / WC** *Fully tiled modern bathroom suite comprising of ;panelled enclosed bath with mixer taps and shower attachment, frosted double glazed window, vanity unit, ceramic tiled flooring, extractor fan, inset spotlighting, wall mounted mirror.*

**LOFT BEDROOM 19'6 x 14'0 narrowing to 11'0** *Spacious double aspect loft bedroom with new UPVC double glazed windows offering panoramic views, two further "Velux" type tilt and turn action windows to front aspect, Oak flooring, radiator, and door to; **En-Suite Shower Room / WC** Fully tiled shower room comprising of; large shower cubicle with wall mounted thermostatically controlled shower, low flush WC, vanity unit, extractor fan and frosted double glazed windows.*

**REAR GARDEN** *Approximately 65ft in length with a southerly aspect and large wooden decking area. **BRICK BUILT OUTHOUSE** approx. 12ft x 8ft*

***Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)***

***The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.***

*NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.*





