



PRINCES AVENUE, N13  
**£575,000 FREEHOLD**

**A SPACIOUS 1930S FAMILY HOME WITH GREAT POTENTIAL,  
IDEALLY LOCATED NEAR SCHOOLS, TRANSPORT LINKS, AND A  
SOUTHERLY ASPECT REAR GARDEN.**

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## DESCRIPTION:

A spacious and extended 1930s terraced house situated in a popular location, within easy reach of Oakthorpe Primary School and bus links to Palmers Green BR station and Wood Green tube station (Piccadilly Line).

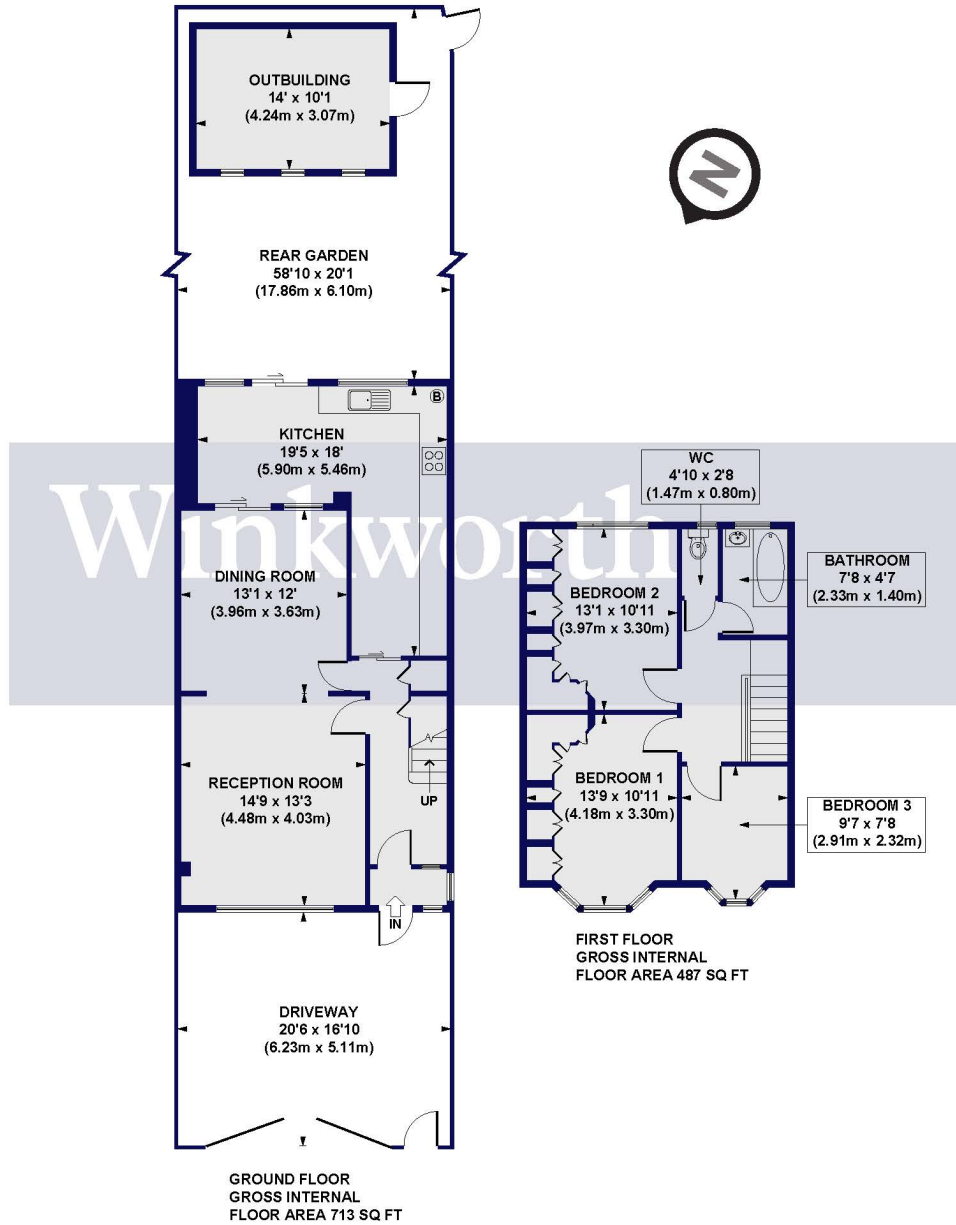
The ground floor features an impressive reception room and an adjoining dining room, offering ample space to relax and entertain. At the rear of the house is an L-shaped eat-in kitchen with a patio door leading to the garden. The kitchen is conveniently accessible from both the entrance hall and the dining room. The first floor offers three well-proportioned bedrooms - two with fitted wardrobes, plus a family bathroom, and a separate WC.

Outside, the property boasts a well-maintained, 58'10" southerly aspect rear garden with an outbuilding and a gate providing rear access, as well as a driveway at the front. We highly recommend a viewing to fully appreciate the space and potential this charming home offers.



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Approx. Gross Internal Floor Area 1341 sq. ft / 124.55 sq. m (Including Outbuilding)  
 Approx. Gross Internal Floor Area 1200 sq. ft / 111.53 sq. m (Excluding Outbuilding)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	69
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Freehold

Council Tax: London Borough of Enfield – Band E

All details that are shown were correct at the time of listing.



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