



**DEVONSHIRE ROAD, N13**  
**£700,000 FREEHOLD**

**A SPACIOUS FOUR BEDROOM EDWARDIAN HOUSE  
ENVIABLY LOCATED IN THE HEART OF PALMERS GREEN.**

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## DESCRIPTION:

A generously sized Edwardian terraced house, situated on a popular no-through road in the heart of Palmers Green, moments from the BR station (to Moorgate), Broomfield Park, and an excellent selection of eateries along Aldermans Hill and Green Lanes.

Offered for sale chain-free, the property boasts just under 1500 Sq.ft of spacious living accommodation with high ceilings. The ground floor features a large reception room with a corniced ceiling and a bay wide window, whilst an adjoining dining room provides ample space to entertain guests. You will also find a centrally located kitchen, a shower room, plus a second reception room at the rear of the house with a door leading out to the rear garden. A door between the entrance hall and the dining room provides access to a useful cellar.

A long landing on the first-floor guides to four well-proportioned bedrooms of which three are double in size. Of particular note is the impressive 17'3 wide principal bedroom with a bay window. You will also find a family bathroom serving the first floor.

Moving outside, the property enjoys a 37' long rear garden and a generous side return, plus a paved front garden.

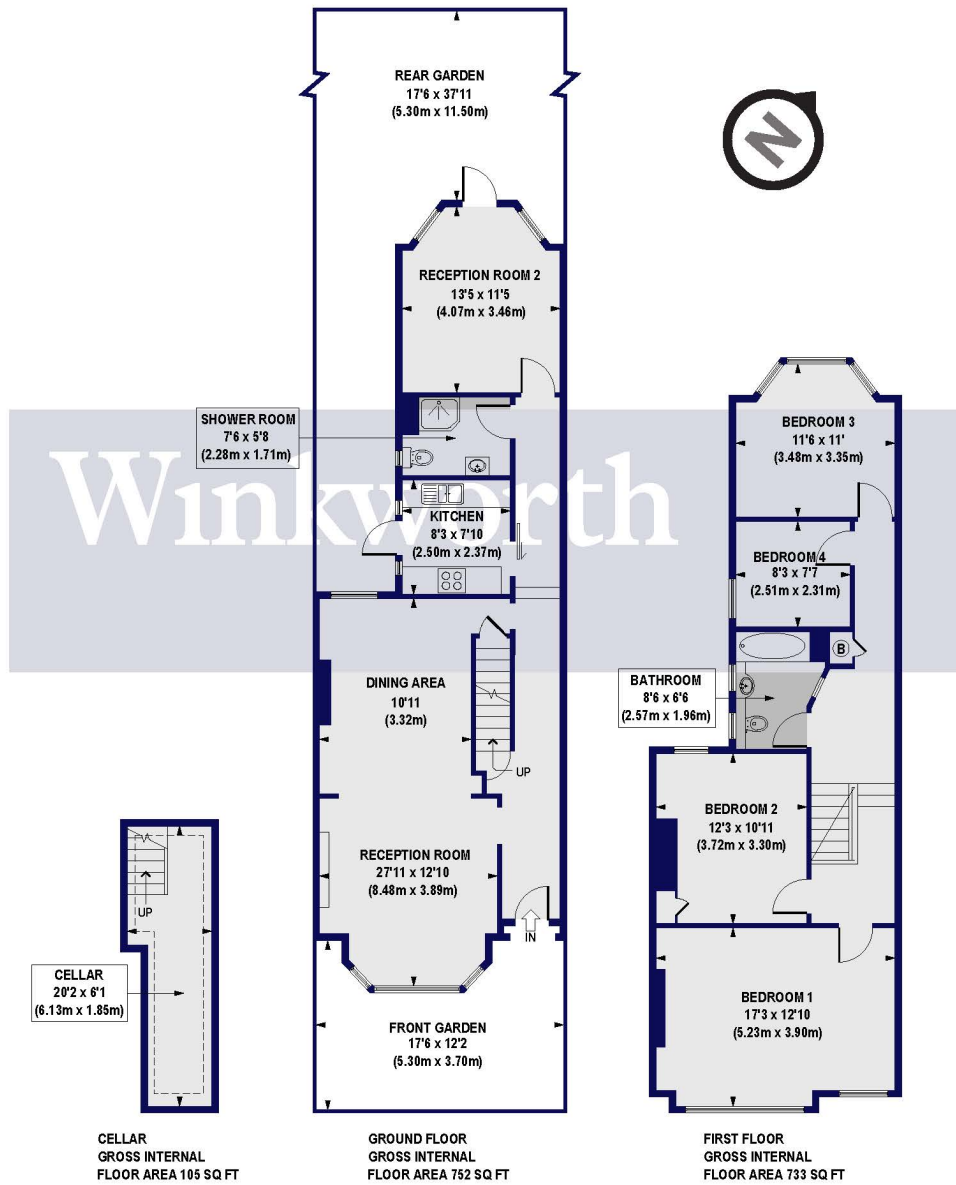
Whilst requiring some modernisation, the property presents a fantastic opportunity to create a lovely family home tailored to one's requirements.



# Devonshire Road, N13

Approx. Gross Internal Floor Area 1590 sq. ft / 147.72 sq. m (Including Cellar)

Approx. Gross Internal Floor Area 1485 sq. ft / 137.97 sq. m (Excluding Cellar)



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	
Current	Potential
Very energy efficient - lower running costs	
A (92)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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