



Cranley Gardens, Palmers Green, London, N13
£875,000 Freehold

Anthony Webb
ESTATE AGENTS

Cranley Gardens, Palmers Green, London, N13

Like ORIGINAL FEATURES? A four bedroom Edwardian house boasting many period features including an original tessellated tiled hallway, stained glass windows and feature fireplaces. This welcoming family home is located in a most desirable turning close to Palmers Green's shops, restaurants and Mainline station with Southgate's underground station a short bus ride away. The property benefits from a living room with feature fireplace and ceiling features, a dining room with feature fireplace and beautiful original French doors to garden, spacious kitchen/diner, garden room and ground floor wet room, cellar, four good size bedrooms on first floor, family bathroom with roll top bath and separate w.c, loft space via gorgeous stain glass hatch, front and mature rear gardens.

- Edwardian period house
- Two spacious receptions
- Garden room and Wet room
- Generous kitchen/diner
- Mature Rear Garden with rear access
- Cellar
- Popular turning off Fox Lane





Cranley Gardens Palmers Green London N13

Tenure: Freehold
Gross Internal Area: 1840.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			79
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2015

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS