



Anthony Webb

Lightcliffe Road, London, N13
Chain Free £800,000 Freehold

Anthony Webb
ESTATE AGENTS

Lightcliffe Road, London, N13

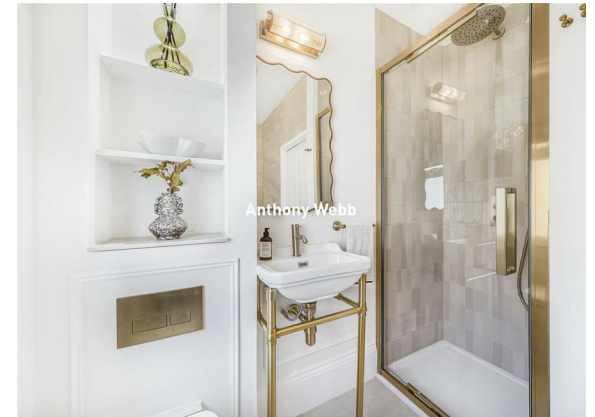
A stunning extended three double bedroom Edwardian family home which offers a fantastic blend of period features and contemporary living. The property which has been newly renovated from top to bottom offers a generous 1,350 square feet of well-appointed living space.

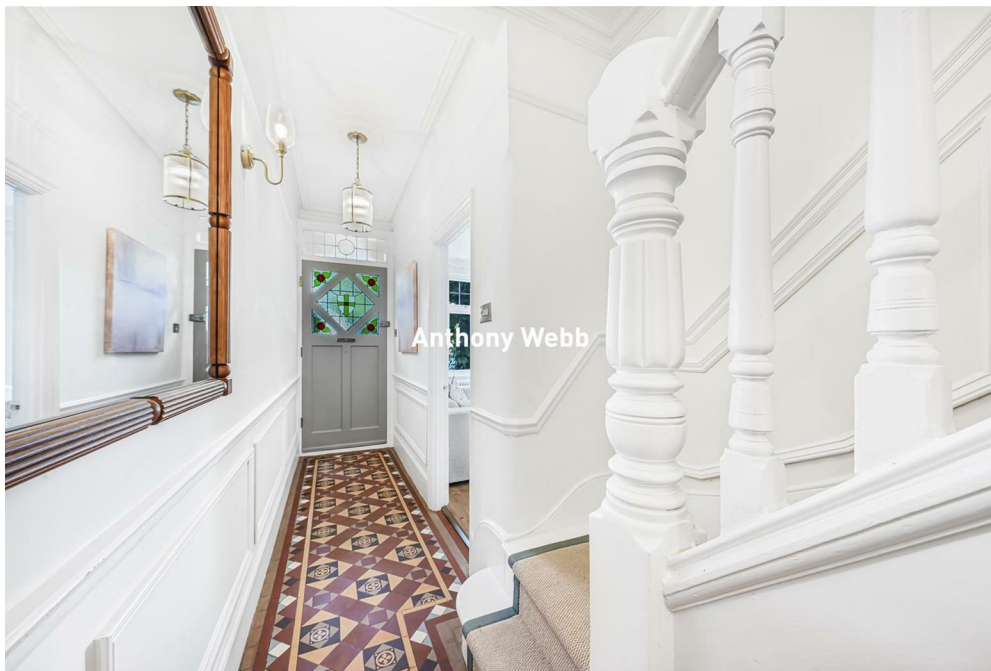
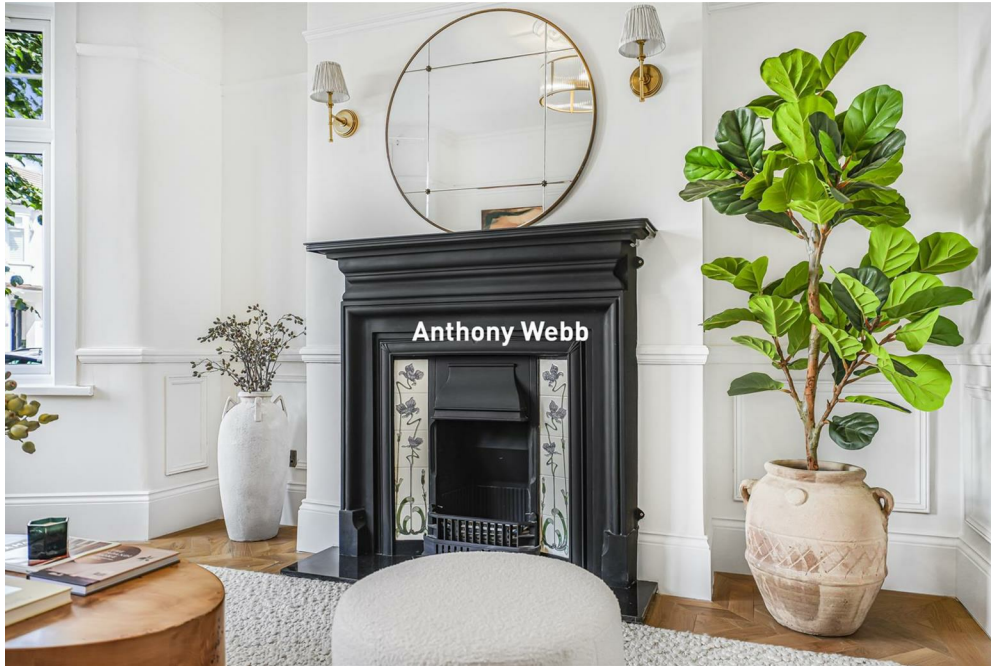
Lightcliffe Road is situated between Hazelwood Lane and Hedge Lane and is ideally located for Palmers Green's shops, restaurants, bus routes and mainline station into Moorgate. Hazelwood primary school, Broomfield Park, The New River and Hazelwood recreation ground area are also short walk away.

Front garden with period style tiled path to original front door • Hallway with original tessellated tiled floor • Reception with feature fireplace and bay window • Second reception with feature fireplace • Contemporary fitted kitchen opening to extended dining room with doors to garden • Utility room/w.c • First floor landing with access to loft space • Contemporary first floor family bath/shower room • Double glazing • Gas central heating • Wood parquet floors to ground floor • Well maintained south East facing rear garden measuring 60ft x 17ft mostly laid to lawn with paved patio.

Enfield Council tax band E

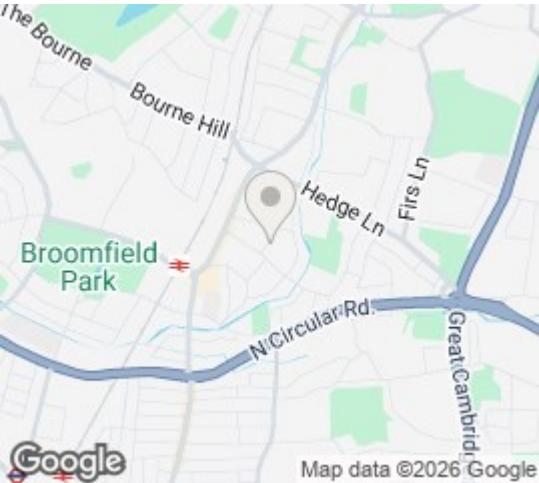
- Three double bedrooms
- Edwardian family home
- Two receptions
- Kitchen+dining room
- Utility+wc
- Bath/shower room
- Wealth of period features
- Rear gardens





Lightcliffe Road London N13 5HD

Tenure: Freehold
Gross Internal Area: 1350.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not energy efficient - higher running costs		
	73	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(59-60) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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