



72 Dawlish Avenue, London, N13 4HP

£799,995

- Underfloor heating
- ICW 10 year warranty
- Close to local parks
- Built in wardrobes
- 0.6 mile to Palmers Green train station
- Chain free
- Off street parking for multiple cars
- High specification

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A chain free high specification 4 bedroom new-build detached house. The property features a stunning L-shaped open-plan kitchen/reception room with direct access to a private south-west facing garden and off-street parking for multiple cars.

This property is ideally located just 0.1 mile from both Broomfield Park and Arnos Park, 0.6 mile from Palmers Green railway station with its direct links into the city and 0.7 mile to Arnos Grove Piccadilly line tube station plus multiple shops and bus routes.

Features include:

- Integrated appliances
- Underfloor heating
- Built in wardrobes for all bedrooms
- Extensive storage space
- ICW 10 years warranty

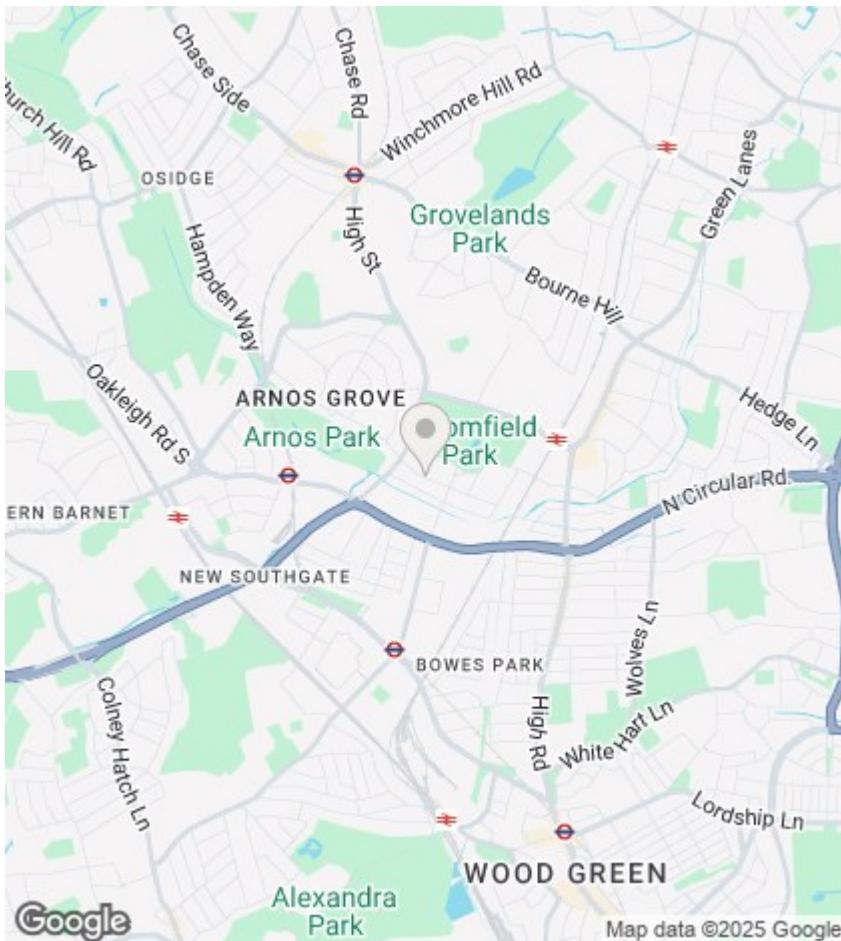
Please contact our new homes team with your preferred viewing day and time to book your slot.



Council Tax Band: B



Full Description



Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DAWLISH AVENUE
LONDON N13 4HP



GROUND FLOOR

FIRST FLOOR

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