



Kenmare Gardens London N13 5DR

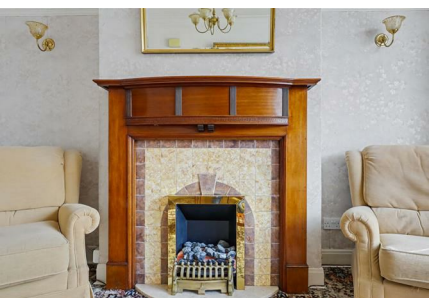
£550,000



Kenmare Gardens |
London | N13 5DR
£550,000

- Three Bedroom Terrace House
- Bay Fronted 1930s Build
- Two Reception Rooms
- First Floor Bathroom
- 55ft Garden With Rear Access
- Sought After Location
- Potential To Extend (stp)
- Close Proximity To Palmers Green Train Station
- Easy Access To The A10 & A406
- Chain Free





Strettons are pleased to present this bay fronted three bedroom terrace house, built in the 1930s. Available on a chain free basis, this property nestled in the charming Kenmare Gardens offers a perfect blend of classic character and modern convenience. Spanning over 1000 square feet of internal space and with potential to extend to the rear or via a loft conversion (stp), this home is ideal for families or those seeking a comfortable living environment.

Upon entering, you are welcomed into two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings. The feature fireplace adds a touch of warmth and elegance to the living area. The well appointed kitchen leads to a generous 55ft rear garden, which not only provides a tranquil outdoor space but also boasts rear access for added convenience. The first floor features a family bathroom and three well proportioned bedrooms, including the master and second bedroom, both equipped with built-in wardrobes, ensuring ample storage space.

Situated in Palmers Green, this property enjoys easy access to the A10 and A406, making commuting a breeze. Additionally, Palmers Green train station is just a short distance away, providing excellent transport links to central London and beyond.

This home is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well maintained property. Don't miss the chance to make this charming house your new home.



Entrance Hallway

Reception Room

12'6 x 12'6 (3.80 x 3.80)

This inviting reception room features a large bay window that floods the space with natural light. It is centred around an elegant wooden fireplace with decorative tiles, creating a cosy focal point. The room's neutral walls and patterned carpet provide a warm and comfortable atmosphere perfectly suited for relaxing or entertaining.

Dining Room

14'5 x 10'10 (4.40 x 3.30)

The dining room offers a spacious area ideal for meals and gatherings. It features a door leading out to the garden, allowing easy flow between indoor and outdoor entertaining. The room is bright and welcoming, with ample space for a sizeable dining table and chairs.

Kitchen

11'3 x 7'0 (3.43 x 2.13)

The kitchen is fitted with traditional wooden cabinetry and a light countertop, offering practical workspace. It includes essential appliances and features a window and back door that bring in natural light and provide access to the garden, making it a convenient and functional culinary space.

First Floor Landing

Bedroom One

12'4 x 11'6 (3.75 x 3.50)

The main bedroom is a generous double room characterised by a large bay window that fills the space with daylight. It benefits from built-in wardrobes on either side of the chimney breast and a decorative fireplace that adds charm and character to the room.

Bedroom Two

12'6 x 8'2 (3.80 x 2.50)

Bedroom two is a bright double room featuring a large window and built-in wardrobes for storage. The room is comfortable and well sized, making it suitable for use as a guest or family bedroom.

Bedroom Three

9'5 x 6'7 (2.87 x 2.01)

This bedroom is a smaller single room with a window that lets in natural light and offers a cosy space ideal for a child’s bedroom, study, or home office.

Bathroom

8'2 x 7'1 (2.50 x 2.17)

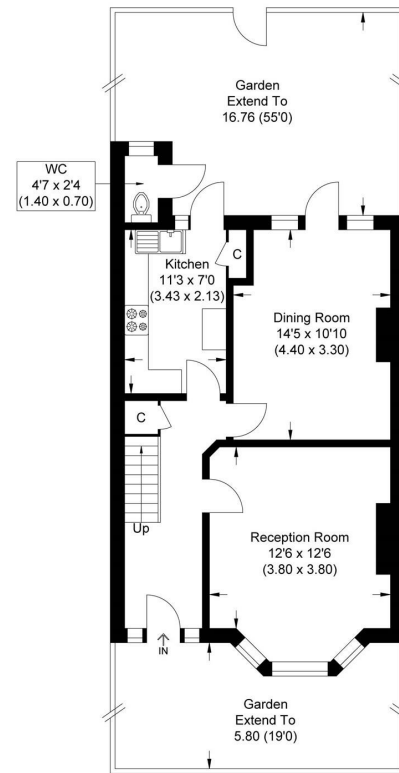
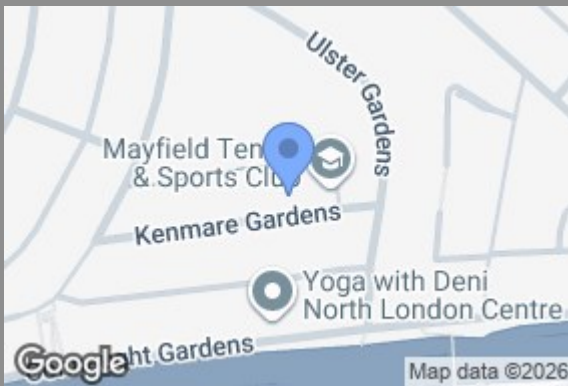
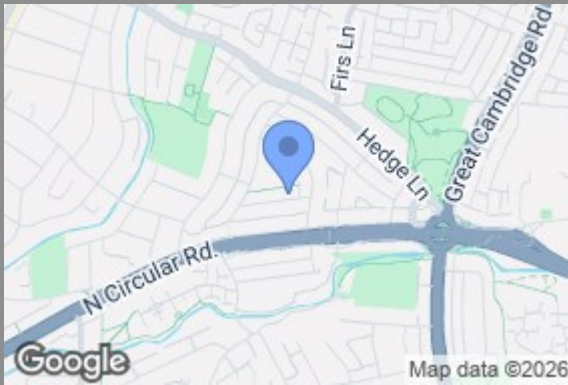
The bathroom is fitted with a classic suite comprising a pedestal sink, toilet, and bathtub with a shower attachment. Two windows provide good natural light and ventilation, and the walls and floor are tiled for easy maintenance.

Garden

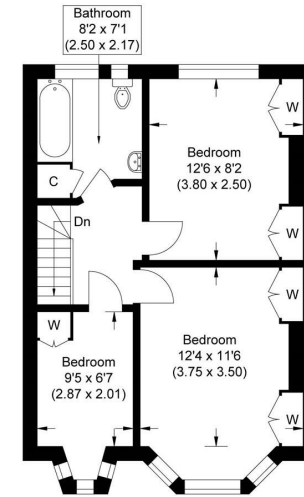
55'0 (16.76 m)

The rear garden extends to 55ft and offers a generous outdoor space primarily laid to grass, bordered by fencing and mature shrubbery. There is a patio area directly outside the back door, providing a pleasant spot for outdoor seating or dining, with a view overlooking nearby tennis courts and greenery.





Ground Floor



First Floor

Approximate Gross Internal Area
93.91 sq m / 1010.83 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **E** EPC Rating **C**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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	

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69 Paul Street
London
EC2A 4NG
020 7637 4000
oliver.knipe@strettons.co.uk