

PASTEUR GARDENS, EDMONTON N18



UNEXPECTEDLY BACK ON THE MARKET..! EXCELLENT OPPORTUNITY TO PURCHASE THIS THREE BEDROOM HOME, In Our Opinion REALISTICALLY PRICED, GENEROUSLY PORTIONED THROUGHOUT, Offering FURTHER SCOPE (Subject to Planning Permissions & Building Regulations) by EXTENDING to the GROUND FLOOR & Into the LOFT AREA Creating Further BEDROOMS. Having been Updated by Past Vendors Featuring DOUBLE GLAZING, GAS CENTRAL HEATING & GARAGE to the rear via communal access. VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT..!

The Property is Located within This RESIDENTIAL TURNING having Access to LOCAL AMENITIES, RED BUS Routes, into TOTTENHAM & EDMONTON, Nearby North Middlesex Hospital, ROAD ROUTES LEADING TO A10, NORTH CIRCULAR & Beyond. In Our Opinion The Property OFFERS AN EXCELLENT OPPORTUNITY FOR A FAMILY HOME or PROPERTY INVESTMENT. CHAIN FREE & OFFERED WITH NO UPWARD CHAIN..! PLEASE NOTE OFFERS IN EXCESS OF.

PRICE: £489,500 FREEHOLD

PROPERTY DETAILS:**ENTRANCE:**

Via storm porch comprising double glazed door.

RECEPTION HALL:

15' 0" x 5' 9" (4.57m x 1.75m - Narrowing to 5'9)

In Our Opinion Generous Sized Hall, hard wood partly glazed door, radiator stairs to first floor landing, doors leading into the lounge, dining room & door leading into the lobby-kitchen.

LOUNGE:

15' 0" x 11' 5" (4.57m x 3.48m Into Bay)

Fire place, radiator, coving to ceiling, double glazed window to front aspect & open access to the dining room.

DINING ROOM:

13' 0" x 10' 5" (3.96m x 3.17m)

Radiator & double glazed window to rear aspect.

KITCHEN:

9' 10" x 5' 8" (3.00m x 1.73m)

Access via small lobby, range of fitted units to base & eye level with worktop surfaces, single bowl stainless steel sink unit, cooker point, partly tiled walls & door leading into Lean To.

LEAN TO:

7' 0" x 7' 5" (2.13m x 2.26m)

Plumbed for washing Machine, wall mounted Combi Boiler, windows to rear aspect & door leading to the rear gardens.

FIRST FLOOR LANDING:

Access to the loft area, coving to ceiling, doors leading to all bedrooms & shower room. In our opinion generous sized landing.

BEDROOM ONE:

12' 0" x 10' 2" (3.66m x 3.10m)

Excluding fitted wardrobes, radiator & double glazed window to front aspect.

BEDROOM TWO:

13' 0" x 10' 10" (3.96m x 3.30m)

Radiator & double glazed window to rear aspect.

BEDROOM THREE:

8' 0" x 6' 10" (2.44m x 2.08m)

Radiator & double glazed window to rear aspect.

SHOWER ROOM:

Fitted suite comprising walk-in shower cubicle, pedestal wash hand basin, low flush wc, built -in fitted storage cupboard, tiled walls, coving to ceiling & double glazed window to rear aspect.

EXTERIOR:**FRONT:**

Crazy paved & leading to main entrance.

REAR:

Mainly laid to lawn with rear communal entrance leading to garage.

GARAGE:**ADDITIONAL NOTES:**

The Property is located within This Popular Residential Turning having Access to Local Amenities, Public Transport of Red Bus Routes, Nearby North Middlesex Hospital, 406 North Circular Road, A10 Great Cambridge Road Leading to Enfield, Edmonton, Tottenham & Beyond. Local Schooling of Oakthrope Primary School, Over Ground Station of Silver Street. In Our Opinion is An Ideal Purchase for Families wishing to Purchase a Property with Scope(Subject to Planning & Building Regulations Approval) & Home, Highly Recommended.

Please Note :

Church's Residential Sales or any Parties connected to

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

PASTEUR GARDENS, EDMONTON, N18

Church's Residential Sales or Church's Residential Lettings, take no liability or responsibility to any of the mentioned content within the brochure or to any of the mentioned wording or figures or measurements within the property brochure or any marketing material. All photographs are for illustration purchase only.

Church's Residential Sales & Lettings take no liability-responsibility to any rights of way or to the gardens or garden titles or the freehold title or the lease title or any title of ownership to whole gardens or parking rights & including allocated parking rights including parking spaces, boundaries within or outside it's property title or to any past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including extensions to the property or any change/s of use externally-internally to the present or future.

All Fixtures & Fittings are to be confirmed & or agreed by the instructed solicitors of each party to proceedings. Church's Residential Ltd are not liable or accept any liability to fixtures or fittings.

Please note this will need to be confirmed & advised & clarified by all prospective purchasers own investigations or enquires or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated members within Church's do not, nor take any liability or responsibility to any cost's to the present or any future proceedings of the transaction. Please note until the unconditional exchange of contracts by the instructed solicitors, parties have the right to withdraw. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed solicitors.

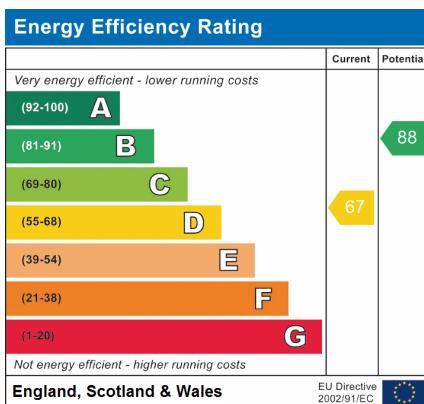
The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

*Please be aware Terms and Conditions will apply to the purchase of the property & will apply The Anti Money

Laundry Regulations*.

The Property is being Marketed with Offers In Excess-Region Of £489,500.00.

PASTEUR GARDENS, EDMONTON, N18



Viewing is strictly by appointment via the Enfield Office on 020 8805 8533