

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 Oakthorpe 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

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

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

Laundry Regulations*.

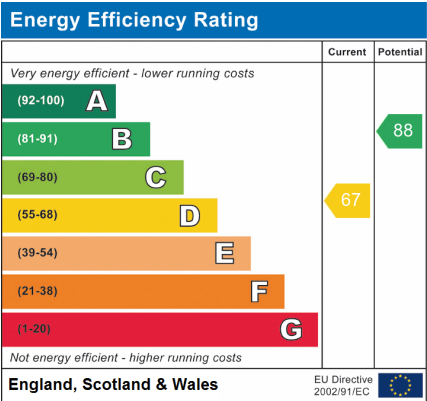
The Property is being Marketed with Offers In Excess-Region Of £489,500.00.

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Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.



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