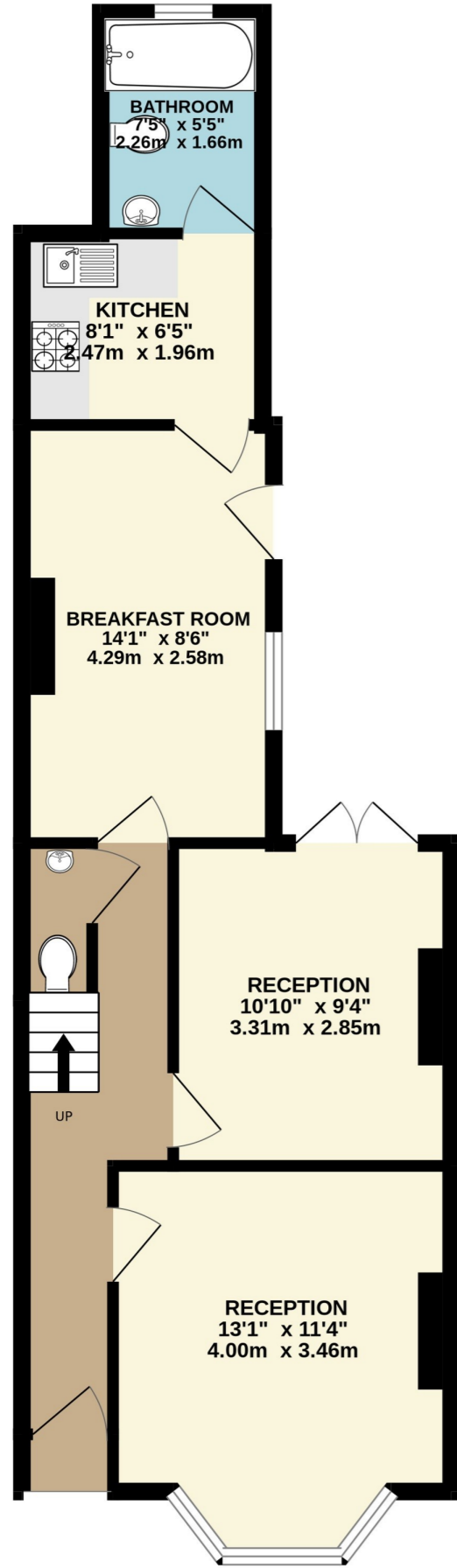
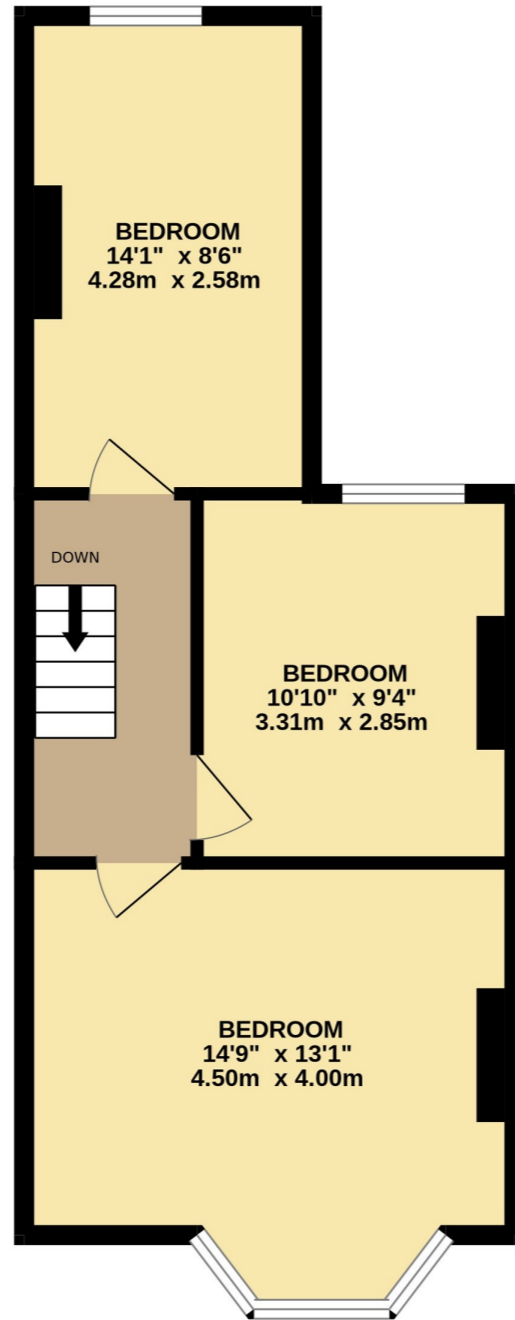


GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hertford Road, London N9 7HD

£420,000
Freehold

- Three Bedroom Mid Terraced House
- Downstairs Bathroom
- Gas Central Heating Via Radiators
- Rear Garden
- Potential For Further Developments STPP
- Chain Free
- Breakfast Room
- Additional Downstairs W.C
- Great Investment or Family Home



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ADAM KENNEDY
SALES & LETTINGS

Front Reception 13'1" x 11'4" (4.00m x 3.46m)

UPVC Double glazed Bay window to front aspect, laminate flooring, power points, radiator.

Rear Reception 10'10" x 9'4" (3.31m x 2.85m)

UPVC Double glazed door to rear, laminate flooring, power points, radiator.

Breakfast Room 14'1" x 8'6" (4.29m x 2.58m)

UPVC Double glazed window to side aspect, door to garden, radiator, power points.

Bathroom 7'5" x 5'5" (2.26m x 1.66m)

Three piece suite comprising of low flush w.c, wash hand basin, panel bath, tiled wall, tiled flooring, UPVC Double glazed frosted window to rear.

Kitchen 8'1" x 6'5" (2.47m x 1.96m)

Kitchen Comprising of stainless steel sink with drainer unit, tiled splash backs, gas point, extractor point, power points, door to bathroom.

Master Bedroom 14'9" x 13'1" (4.50m x 4.00m)

UPVC Double glazed Bay window to front aspect, power points, radiator.

Bedroom Two 10'10" x 9'4" (3.31m x 2.85m)

UPVC Double glazed window to rear aspect, laminate flooring, power points.

Bedroom Three 14'1" x 8'6" (4.28m x 2.58m)

UPVC Double glazed window to rear, laminate flooring, power points

Additional Downstairs W.C - Under stairs

Low flush W.C, Wash hand basin.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

