

FELIXSTOWE ROAD, EDMONTON



REALISTICALLY PRICED TO SELL..! FOUR BEDROOM GENEROUS SIZED FAMILY HOME OVER THREE FLOORS, Featuring TWO RECEPTIONS, FITTED KITCHEN, First floor Bathroom, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING & GARDENS To FRONT & REAR. In Our Opinion An Ideal Family Home with Further Scope (Subject to Planning Permissions In Extending The Property To The Ground Floor) or PROPERTY INVESTMENT subject to license being HOUSE OF MULTIPLE OCCUPANCY (HMO). Viewing HIGHLY RECOMMENDED..!

In This Popular Residential turning having access to the vibrant EDMONTON GREEN SHOPPING COMPLEX with its Multiple Independent RETAILERS, COFFEE BARS, RESTAURANTS, SPORTS CENTRE & SUPERMARKETS Including Asda Superstore & Grocery Stores till late. EDMONTON GREEN Bus Garage Terminal Leading to Many London Boroughs, EDMONTON GREEN RAIL STATION LEADING TO LONDON LIVERPOOL STREET STATION & Tube Connection at SEVEN SISTERS STATION & Nearby SCHOOLING & PARKLANDS. CHAIN FREE.

PRICE: £465,000 FREEHOLD

PROPERTY DETAILS:

RECEPTION HALL:

15' 0" x 5' 10" (4.57m x 1.78m - Narrowing to 3'0)
L-Shaped hallway, under stairs storage cupboards, radiator, telephone point, stairs to first floor landing, doors leading to lounge - dining room & kitchen.

RECEPTION ONE:

13' 9" x 11' 9" (4.19m x 3.58m Into Recess)
Lounge area, fire place with gas fire, coving to ceiling, rose to ceiling, high skirting boards & Upvc double glazed window to front aspect.

RECEPTION TWO:

13' 0" x 10' 5" (3.96m x 3.17m Into Recess)
Dining room, fire place with gas fire, high skirting boards, TV point, radiator & Upvc double glazed doors opening into the rear gardens..

KITCHEN:

9' 10" x 5' 4" (3.00m x 1.63m)
Fitted kitchen units to base & eye level, worktop surfaces, fitted fridge freezer, built-in oven hob with extractor hood, plumbed for washing machine, partly tiled walls, mounted Valliant Gas Boiler, Upvc double glazed window to rear aspect & Upvc double glazed door leading into the rear gardens, (In Our Opinion & Subject To The Relevant Consents, Building Regulations, Planning Permissions) The Kitchen & Dining Room removing dividing wall to becoming Open Kitchen-Family Room.

FIRST FLOOR LANDING:

Stairs to second floor landing, high skirting boards, doors leading to bedrooms and bathroom.

BEDROOM ONE:

13' 4" x 10' 5" (4.06m x 3.17m Into Bay)
High skirting boards, radiator coving to ceiling and

Upvc double glazed window to front aspect.

BEDROOM TWO:

13' 0" x 10' 5" (3.96m x 3.17m)
Radiator, high skirting boards and Upvc double glazed window to front aspect.

BEDROOM THREE:

8' 5" x 5' 10" (2.57m x 1.78m)
Radiator, high skirting boards and Upvc double glazed window to front aspect.

BATHROOM:

7' 3" x 5' 10" (2.21m x 1.78m)
Located to the first floor, comprising paneled bath with mixer taps & shower attachment, low flush wc, basin with cupboards under, partly tiled walls, radiator and upvc double glazed window to rear aspect.

SECOND FLOOR LANDING:

Upvc double glazed window to rear aspect and access leading to the loft room bedroom.

BEDROOM-LOFT ROOM:

15' 0" x 13' 0" (4.57m x 3.96m - Excluding Recess 4'0 x 3'5)
Radiator, built-in cupboard, dual aspect room with dual Upvc double glazed window to front & rear aspects.

EXTERIOR:

FRONT:

Paved front with front retaining wall.

REAR:

Brick built shed with additional wooden shed to the rear. patio area, lawn area, exterior tap & mature trees.

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

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ADDITIONAL NOTES:

In Our Opinion The Property Offers Generous Accommodation Throughout with Further Scope to Extending The Property (Subject To Planning & Building Regulations) to the Ground Floor In Expanding the Ground Floor accommodation & Creating Ground Floor Shower Room & Extending Kitchen-Family Room & Creating Further Bedrooms in the Loft Room.

The Property being An Ideal Family Home or Property Investment In Our Opinion. Also being conveniently located to Shopping Facilities of Edmonton Green Shopping Centre with its Gym, Rail links to Central London, Hertfordshire, Tube Connections at Seven Sisters & Red Bus Routes from Edmonton Green.

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present or future liabilities.

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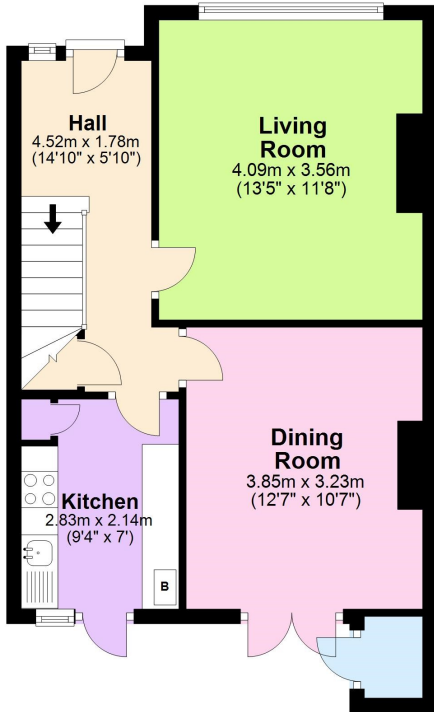
The property brochure, photographs, & figures & all marketing material are strictly & only a guide & illustration purpose only...!

Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

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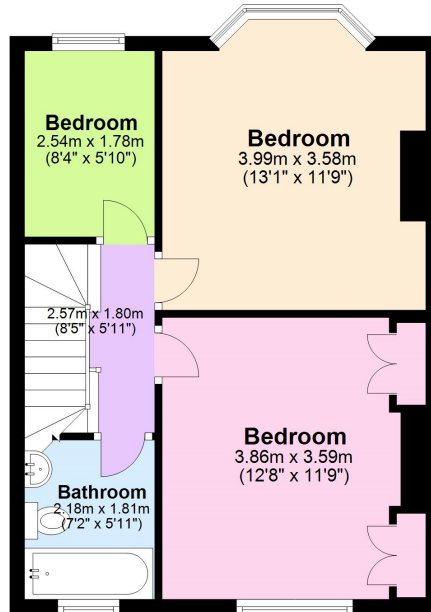
Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



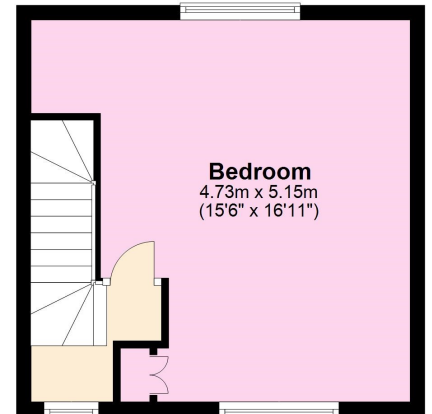
First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



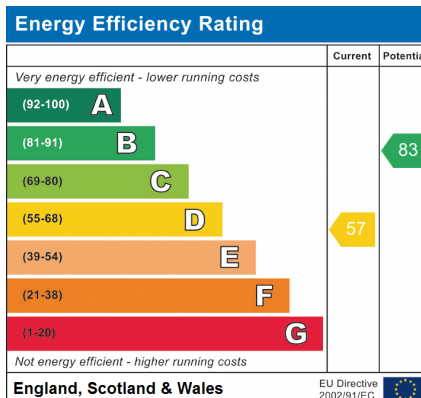
Second Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 114.7 sq. metres (1234.4 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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