



## Croyland Road, Edmonton, London N9 7BA

ASKING PRICE  
**£435,000**  
Freehold

- Three Bedroom Terrace House
- Current Rental £1,550pcm
- Fitted Kitchen
- Downstairs Bathroom
- Easy Access to A10, A406 & M25

- Buy To Let Opportunity
- Can be sold with vacant possession
- Spacious Reception
- Own Rear Garden
- Easy Access to Edmonton Green Transport Links

	GROSS INTERNAL AREA (GIA) The footprint of the property 87.16 sqm / 938.18 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 81.67 sqm / 879.09 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.01 sqm / 825.80 sqft  
IPMS 3C RESIDENTIAL 82.49 sqm / 887.91 sqft

SPEC ID 56388a5b3ccf30f0dc17234f6



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**Front Patio Approx. 9' 7" x 14' 8" (2.92m x 4.47m)**

Wall enclosed front garden with path leading to front door, UPVC double glazed front door, cupboards housing electric meters and gas meters.

**Reception 14' 4" x 21' 5" (4.37m x 6.53m)**

UPVC double glazed window to front, two radiators, wooden varnished floor boards, dado rail, feature fire place, power points, stairs to the first floor and doors to the study and porch.

**Study 6' 11" x 9' 5" (2.11m x 2.87m)**

Laminate flooring, built in cupboard, power points and door to the reception and garden.

**Kitchen 7' 2" x 14' 1" (2.18m x 4.29m)**

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Gas hob and electric oven, plumbing for washing machine and dishwasher. 1/2 tiled walls, tiled flooring, power points, doors to the bathroom and garden and an opening to the reception.

**Master Bedroom 10' 7" x 14' 4" (3.23m x 4.37m)**

UPVC double glazed window to front, two radiators, carpet, built in fitted wardrobes and power points.

**Bedroom Two 9' 3" x 10' 9" (2.82m x 3.28m)**

UPVC double glazed window to rear, carpet and power points.

**Bedroom Three 7' 4" x 10' 1" (2.24m x 3.07m)**

UPVC double glazed window to side, carpet and power points.

**Bathroom**

Three piece suite comprising of low flush W.C, pedestal wash hand basin, panel bath, mixer taps and shower attachment. One radiator, fully tiled walls, tiled flooring frosted and UPVC double glazed window to rear.

**Garden Approx. 13' 8" x 60' 0" (4.17m x 18.29m)**

Outside tap, patio area, fully paved and wooden storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	