



Denny Road, Edmonton, London N9 7QS

ASKING PRICE
£430,000
Freehold

- Three Bedroom Terraced House
- Current Rental £1,600pcm
- Fitted Kitchen
- Own Rear Garden
- Easy Access to Edmonton Green Transport Links
- Buy To Let Opportunity
- Can be sold with vacant possession
- Downstairs Bathroom
- Easy Access to A10, A406 & M25



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 80.82 sqm / 869.94 sqft
IPMS 3C RESIDENTIAL 79.72 sqm / 847.33 sqft

SPEC ID 5638f7ebcccf30f0dc17236c7



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Main Entrance Approx. 7' 2" x 15' 6" (2.18m x 4.72m)

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

Hallway

UPVC double glazed front door, window to side, laminate flooring and door to the reception.

Reception 15' 0" x 22' 7" (4.57m x 6.88m)

UPVC double glazed bay window to front, two radiators, laminate flooring, under stairs storage, power points, stairs to the first floor and doors to the kitchen and garden.

Kitchen 7' 3" x 9' 0" (2.21m x 2.74m)

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Built in gas hob, electric oven and electric extractor fan. Plumbing for washing machine, tiled splash backs, laminate flooring, UPVC double glazed window to side, power points and doors to the bathroom and reception.

Master Bedroom 10' 3" x 15' 0" (3.12m x 4.57m)

UPVC double glazed window to front, one radiator, laminate flooring and power points.

Bedroom Two 9' 10" x 11' 1" (3.00m x 3.38m)

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

Bedroom Three 8' 10" x 12' 5" (2.69m x 3.78m)

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

Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, bath plus shower attachment and mixer taps. Towel rail, extractor fan, fully tiled walls, lino flooring and frosted UPVC double glazed window to rear.

Garden Approx. 16' 1" x 50' 7" (4.90m x 15.42m)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	