

MONTAGU ROAD, EDMONTON N9



Unexpectedly Back on The Market. This **REALISTICALLY PRICED THREE BEDROOM** Mid Terrace Property which In our opinion is an **IDEAL PURCHASE** For **FIRST TIME BUYERS** or **PROPERTY LET** for **FIRST TIME LANDLORDS** or Landlords adding to Existing Portfolios. The property offers an Excellent Opportunity.

The property benefits from **FITTED KITCHEN UNITS, GAS CENTRAL HEATING, Upvc DOUBLE GLAZING, FIRST FLOOR BATHROOM-Toilet & LOUNGE** with **SEPARATE DINING AREA**. The Property is Located with Access to Local Amenities, Road Routes to Edmonton Angel North London & Chingford-Walthamstow & beyond having The North Circular A406 Nearby & Local Bus Routes.

In Our Opinion the property would suit **FIRST TIME BUYERS** Looking for their First Steps onto the Property Ladder or **LANDLORDS**. **THE PROPERTY** is **OFFERED CHAIN FREE**. All Viewings to be conducted by Appointment Only by Contacting Church's Residential Sales Department.

OFFERS IN EXCESS OF £385,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE:

Via upvc door leading into the reception hallway.

RECEPTION HALLWAY:

Laminated flooring, stairs to first floor landing & access to both dining room and lounge.

LOUNGE:

19' 7" x 10' 5" (5.97m x 3.17m - Narrowing to 8'5)

Laminated flooring, radiators, coving to ceiling, TV point, upvc double glazed window to front aspect & upvc double glazed door leading into the rear gardens,

DINING ROOM:

10' 3" x 9' 1" (3.12m x 2.77m)

Laminated flooring, built-in cupboard housing meter & electric fuse box, upvc double glazed window to front aspect & door leading into the kitchen.

KITCHEN:

9' 1" x 8' 10" (2.77m x 2.69m)

Range of units to base & eye level with worktop surfaces, one and a half bowl stainless steel sink unit with mixer taps & cupboard under, stainless steel extractor hood, cooker point, partly tiled splash back, tiled flooring, radiator, upvc double glazed window to rear aspect & upvc double glazed door leading into the rear gardens.

FIRST FLOOR LANDING:

Access to loft area, built-in cupboard housing Valliant wall mounted gas boiler, servicing the domestic water & radiators with door leading to additional rooms.

BEDROOM ONE:

10' 8" x 11' 0" (3.25m x 3.35m To Fitted Wardrobes)

Fitted cupboards/wardrobes, radiator & upvc double glazed window to front aspect.

BEDROOM TWO:

11' 0" x 9' 0" (3.35m x 2.74m - Narrowing to 6'0)

(The bedroom is L-Shaped), radiator & upvc double glazed window to rear aspect.

BEDROOM THREE:

12' 0" x 6' 9" (3.66m x 2.06m - Narrowing to 4'7)

(The Bedroom is L-Shaped), Radiator & upvc double glazed window to rear aspect.

BATHROOM:

Comprising panelled bath with mixer taps & shower attachments, wash basin with mixer taps, partly tiled walls, tiled flooring, radiator & upvc double glazed window to rear aspect.

SEPERATE WC:

Laminated flooring, radiator & upvc double glazed window to rear aspect.

EXETRIOR:

REAR GARDEN:

Paved patio-path, mainly lawn, trees & shed.

ADDITIONAL NOTES:

The Property In Our Opinion Offers An Excellent Opportunity to either First Time Buyers looking for their First Home or Moving On From Renting or Landlords looking to Buy their First Buy To Let or An Additional to Existing Portfolio.

Contact Church's Enfield Office for an up to date Rental Valuation, Church's are experiencing currently a strong demand for rental properties within the area and demand is strong. Please Note this is based on the current market demand and activity levels. The estimated achievable sums per calendar month subject to the London Housing Allowance & Activity Levels are in the region of £1850.00 - £1950.00. Contact Church's to arrange an appointment.

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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Please Note : The Property is being Marketed In The Region Of £385,000.00 - £395,000.00. Offers In Excess Of £385,000.00.

ADDITIONAL INFORMATION:

Please Note :

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Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any

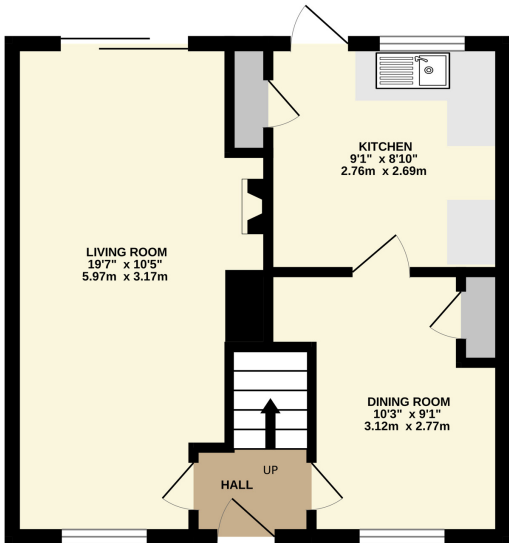
liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..! **Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's

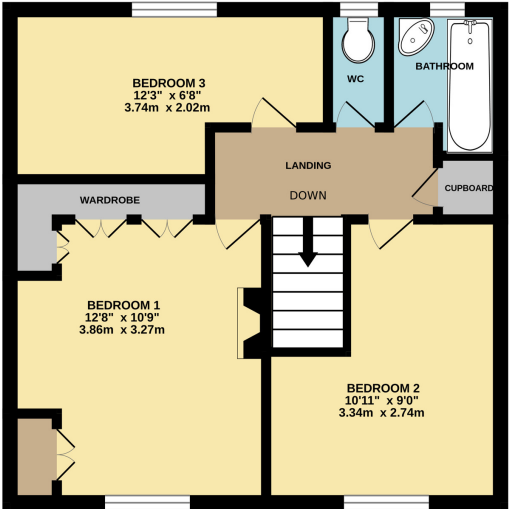
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GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



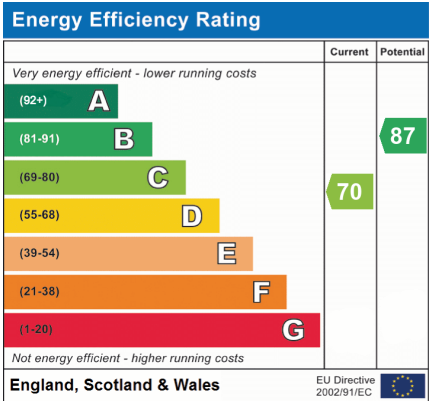
1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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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