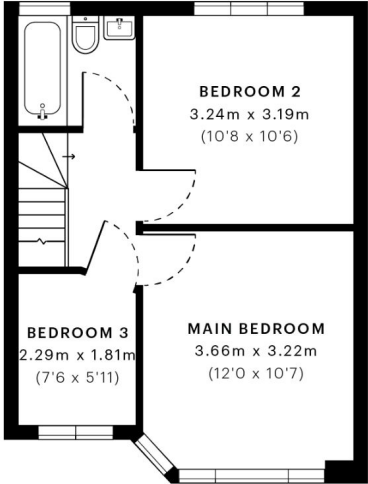


— Ground Floor



— First Floor



Wellstead Avenue, Edmonton, London N9 8QA

ASKING PRICE
£460,000
Freehold

- Three Bedroom Terraced House
- Newly Fitted Kitchen
- Upstairs Bathroom
- Own Rear Garden
- Side Access leading to rear Double Garage
- Dining Room
- Downstairs W.C
- Off Street Parking
- Easy Access to A406, A10 & M25



GROSS INTERNAL AREA (GIA)
The footprint of the property
114.10 sqm / 1228.16 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
107.16 sqm / 1153.46 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.06 sqm / 0.65 sqft



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 113.57 sqm / 1222.46 sqft
IPMS 3C RESIDENTIAL 108.19 sqm / 1164.55 sqft

SPEC ID 605c87cd1f0f1c0dd112cab3



3



1



2



D

www.adamkennedy.property



Main Entrance

Porch, UPVC double glazed front door and off street parking.

Hallway

UPVC double glazed front door, laminate flooring, radiator, stairs to the first floor and doors to the reception and kitchen.

Reception 11' 5" x 11' 7" (3.48m x 3.53m)

UPVC Double glazed window to front, one radiator, laminate flooring, power points and door to the hallway.

Dining Room 10' 5" x 10' 5" (3.17m x 3.17m)

Laminate flooring, power points and doors to the kitchen.

Downstairs W.C

Low flush W.C, wash hand basin, tiled splash backs, tiled flooring and door to the kitchen.

Kitchen 9' 8" x 16' 2" (2.95m x 4.93m)

Fitted and wall base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Built in gas hob, electric oven and extractor hood. Plumbing for washing machine, electric for tumble dryer, tiled splash backs, tiled flooring, UPVC double glazed window to rear and a UPVC double glazed door to the garden. One radiator and power points.

Master Bedroom 10' 7" x 12' 0" (3.23m x 3.66m)

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

Bedroom Two 10' 6" x 10' 8" (3.20m x 3.25m)

UPVC Double glazed window to rear, one radiator, laminate flooring and power points.

Bedroom Three 5' 11" x 7' 6" (1.80m x 2.29m)

UPVC Double glazed window to front, laminate flooring and power points.

Upstairs Bathroom

Three piece suite comprising of low flush W.C, vanity wash hand basin and a bath with shower attachments. Towel rail, tiled flooring and frosted UPVC double glazed window to rear.

Rear Garden Approx. 18' 9" x 52' 3" (5.71m x 15.93m)

Outside tap & lights, laid lawn, patio area and access to the rear garage.

Rear Garage 17' 1" x 18' 6" (5.21m x 5.64m)

A garage to rear, it is accessible via side access, up and over door, lighting and power points.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC