



Millbrook Road, Edmonton, London N9 7HU **ASKING PRICE £420,000** 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

	GROSS INTERNAL AREA (GIA) The footprint of the property 98.69 sqm / 1062.29 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 82.28 sqm / 885.65 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 8.72 sqm / 93.86 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 9713 sqm / 104550 sqft
IPMS 3C RESIDENTIAL 9239 sqm / 99448 sqft

SPEC ID 56388b77a9671c90de5cc4b68



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Main Entrance Approx. 12' 2" x 15' 6" (3.71m x 4.72m)

Wall enclose front garden with path leading to front door, UPVC double glazed front door and porch.

Hallway

Part glazed front door, carpet, one radiator, stairs to the first floor and doors to the dining room and kitchen.

Reception 11' 5" x 13' 8" (3.48m x 4.17m)

UPVC double glazed window to front, carpet, power points and an opening to the dining room.

Dining Room 9' 9" x 11' 5" (2.97m x 3.48m)

UPVC double glazed door to rear, one radiator, carpet, power points and door to the hallway.

Kitchen 8' 0" x 9' 3" (2.44m x 2.82m)

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, tiled flooring, UPVC double glazed window to side, power points, door to the rear hallway and sliding door to the hallway.

Master Bedroom 11' 7" x 15' 3" (3.53m x 4.65m)

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

Bedroom Two 9' 8" x 11' 6" (2.95m x 3.51m)

UPVC double glazed window to rear, one radiator, carpet, built in fitted wardrobe and power points.

Bedroom Three 8' 1" x 9' 3" (2.46m x 2.82m)

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

Bathroom

Two piece suite comprising of vanity wash hand basin, panel bath plus shower attachments and mixer taps. Extractor fan, fully tiled walls, tiled flooring and frosted UPVC double glazed window to rear.

Separate W.C

Low flush W.C, 1/2 tiled walls, tiled flooring and frosted UPVC double glazed window to side.

Garden Approx. 16' 0" x 52' 6" (4.88m x 16.00m)

Outside tap & light, fully paved, patio area, flower beds & shrubs and a brick storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

