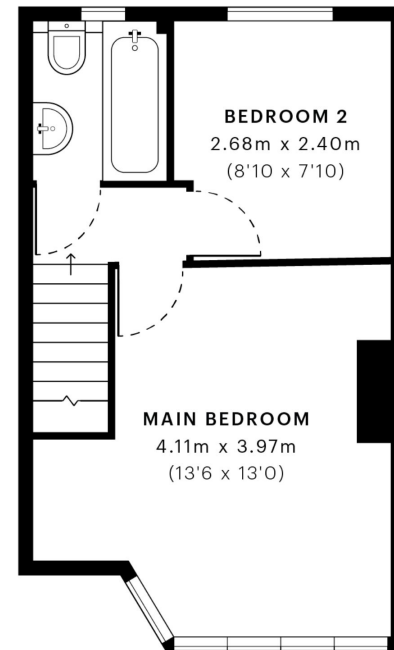


— Ground Floor



— First Floor



Devonshire Road, Edmonton, London N9 8NG **ASKING PRICE £400,000**
Freehold

- Chain Free
- Potential for further development STPP
- Fitted Kitchen
- Rear Garden
- Easy Access to Edmonton Green Transport Links
- Two Bedroom End of Terraced House
- Spacious Reception
- Upstairs Bathroom
- Garage & Driveway
- Easy Access to A10, A406, M25

	GROSS INTERNAL AREA (GIA) The footprint of the property 75.02 sqm / 807.51 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 52.64 sqm / 566.61 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.31 sqm / 3.34 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 72.53 sqm / 780.71 sqft
IPMS 3C RESIDENTIAL 70.65 sqm / 760.47 sqft

SPEC ID 563dbdd6e3dc86c0dc0452e3d



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Main Entrance Approx. 23' 3" x 24' 1" (7.09m x 7.34m)

Wall enclosed front garden with path leading to front door, off street parking and UPVC double glazed front door.

Hallway

Carpet, stairs to the first floor and doors to the reception and outside the property.

Reception 10' 0" x 13' 9" (3.05m x 4.19m)

UPVC double glazed bay window to front, one radiator, wooden varnished floor boards, feature fire place, power points and doors to the hallway and dining room.

Dining Room 8' 5" x 13' 0" (2.57m x 3.96m)

One radiator, laminate flooring, under stairs storage, power points, door to the hallway and opening to the kitchen.

Kitchen 5' 8" x 8' 11" (1.73m x 2.72m)

Fitted base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Lino flooring, UPVC double glazed window to rear, power points, door to the garden and an opening to the dining room.

Master Bedroom 13' 0" x 13' 6" (3.96m x 4.11m)

UPVC double glazed bay window to front, one radiator, wooden varnished floor boards and power points.

Bedroom Two 7' 10" x 8' 10" (2.39m x 2.69m)

UPVC double glazed window to rear, one radiator, wooden varnished floor boards and power points.

Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, bath plus shower attachment, mixer taps and electric power shower. Tiled splash backs, wooden laminate flooring and frosted UPVC double glazed window to rear.

Garden Approx. 25' 5" x 100' 4" (7.75m x 30.58m)

Outside tap, lights, patio area, wooden storage shed and access to the garage.

Garage 10' 8" x 18' 3" (3.25m x 5.56m)

Garage to side, up and over door, lighting, power points and rear door to the garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC