

CHARLTON ROAD, LONDON N9



****NEW TO THE MARKET** THIS THREE BEDROOM 1930's BAY FRONTED FAMILY HOME..! In Our Opinion Presented in EXCELLENT ORDER THROUGHOUT & Well MAINTAINED by its Current Owners. FEATURING FITTED UNITS to KITCHEN-DINER & FITTED APPLIANCES, WOODEN STYLE FLOORING, DOUBLE GLAZING, GAS CENTRAL HEATING, WORKSHOP & OFF STREET PARKING For VEHICLES. The Property Offering Further Scope (Subject to Planning Permissions & Building Regulations) Extending into the LOFT SPACE & GROUND FLOOR by Creating Further Bedroom's & Increasing the ACCOMMODATION to GROUND FLOOR. VIEWING HIGHLY RECOMMENDED.**

Located in This RESIDENTIAL TURNING being part of the POPULAR NIGHTINGALE ESTATE, Access to LOCAL AMENITIES Including Variety of Independent Retail Shops, LOCAL SCHOOLING, TRANSPORT LINKS Road Links Allowing Access to the North Circular Road Leading to CHINGFORD, TOTTENHAM, EDMONTON ANGEL, EDMONTON GREEN & ENFIELD. In Our Opinion AN IDEAL CHOICE FOR FAMILY STARTER HOME or RENTAL PROPERTY INVESTMENT. In Our Opinion Excellent Package.

£439,950 FREEHOLD

PROPERTY DETAILS:**ENTRANCE STORM PORCH:**

Via Upvc double glazed doors, vinyl panels flooring and additional double glazed door leading into reception hall.

RECEPTION HALL:

14' 0" x 5' 5" (4.27m x 1.65m - Narrowing to 2'9")
L-Shaped hallway -Modern flooring, high skirting boards, radiator, coving to ceiling, rose to ceiling, under stair cupboard, access leading to lounge & kitchen-diner with stairs leading to the first floor.

LOUNGE:

17' 0" x 11' 0" (5.18m x 3.35m)
Into Bay with double glazed window to front aspect, coving to ceiling, rose to ceiling, radiator, TV point, high skirting boards, feature fire mantel with marble surround and coal effect gas fire & double doors leading to the kitchen-diner.

KITCHEN-DINER:

16' 8" x 8' 10" (5.08m x 2.69m)
In our opinion nicely presented & in excellent order comprising, fitted units to base & eye level with fitted 4 rings gas hob, extractor hob, built-in electric oven, one and a half bowl stainless steel sink unit with mixer taps, partly tiled walls, display cabinet, tiled flooring, radiator, coving to ceiling, spot lighting, TV Point, double glazed door to rears aspect & double glazed door leading to the rear gardens.

FIRST FLOOR LANDING:

Access to the loft area, doors to bedrooms & bathroom. In our opinion (subject to Planning & Building Regulations) in fitting stairs access to the loft area in creating further accommodation.

BEDROOM ONE:

13' 5" x 8' 3" (4.09m x 2.51m) Into Bay & Fitted Wardrobes)
Laminated flooring, radiator, coving to ceiling, TV Point & double glazed window to front aspect (Fitted wardrobes approximately depth 1.10).

BEDROOM TWO:

12' 3" x 8' 2" (3.73m x 2.49m)
To floor fitting wardrobes, vinyl flooring, coving to ceiling, radiator, TV Point & double glazed window to rear aspect. (Fitted wardrobes approximately depth 1.10).

BEDROOM THREE:

7' 8" x 6' 2" (2.34m x 1.88m)
Vinyl flooring, radiator, TV Point & double glazed window to rear aspect.

BATHROOM:

In our opinion presented in excellent order comprising, paneled bath with mixer taps & shower attachments with additional mixer shower screen, low flush wc, wash hand basin with mixer taps and cupboards under, tiled flooring, tiled walls, spot lighting & double glazed window to rear aspect.

EXTERIOR:**FRONT:**

Crazy paved offering off street parking for vehicles & gates.

REAR:

Crazy paved, patio area, flower borders, exterior tap & exterior lighting & power point.

WORKSHOP:

14' 10" x 14' 5" (4.52m x 4.39m)
Access from the Gardens. Power lighting, TV Point,

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.

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double glazed aluminum window & door allowing access from rear garden into the workshop. (Subject to building Regulations or Any other or Additional Regulations The Space is ideal for SUMMER ROOM or PLAY AREA or STUDY Work Place.

ADDITIONAL PROPERTY NOTES:

In Our Opinion The Property would suite an Ideal Starter Home for families. with Scope (Subject to Planning & Building Regulations) In Extending into the Loft by creating further Bedroom or Master Bedroom with En-suite. For Property Rental Investment, (subject to current market activity levels & subject to The London Housing Allowance (LHA) & Incentives). The Achievable Rent Per Calendar Month In The Region Of £1,850.00 - £1,950.00per calendar month.

Located within This popular Residential Turning having access to Shops, Road Transport Links, which lead to Waltham Cross, Edmonton. Green - Angel & Beyond. Early Viewing advised..!

ADDITIONAL INFORMATION:

Please Note :

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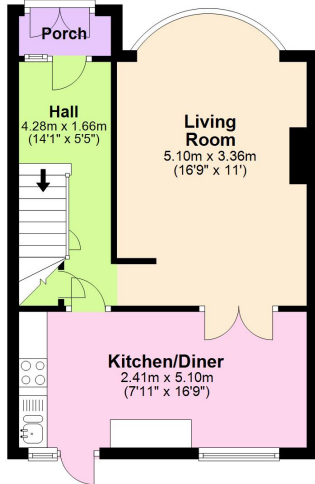
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Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

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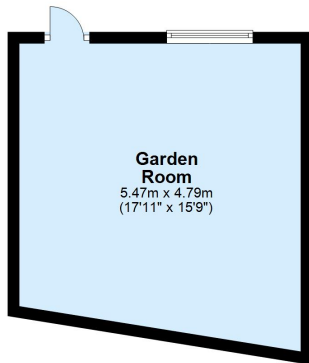
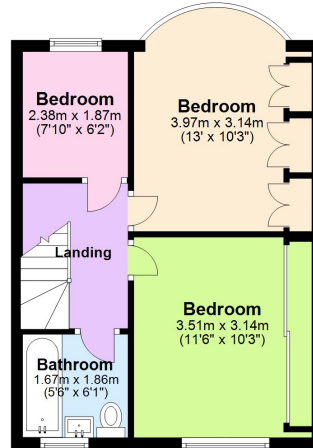
Ground Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



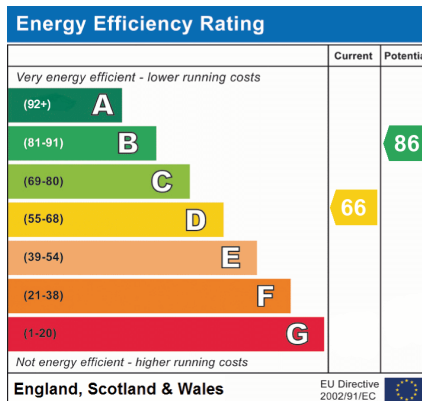
First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Roberto Gamacho
Plan produced using PlanUp.



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