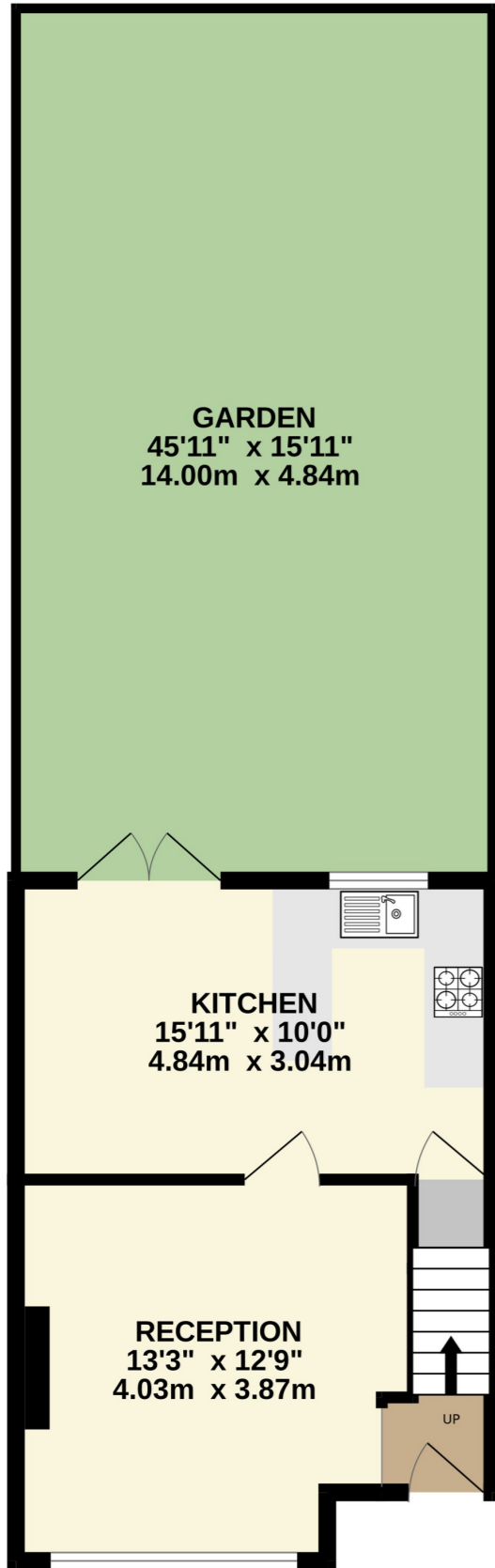
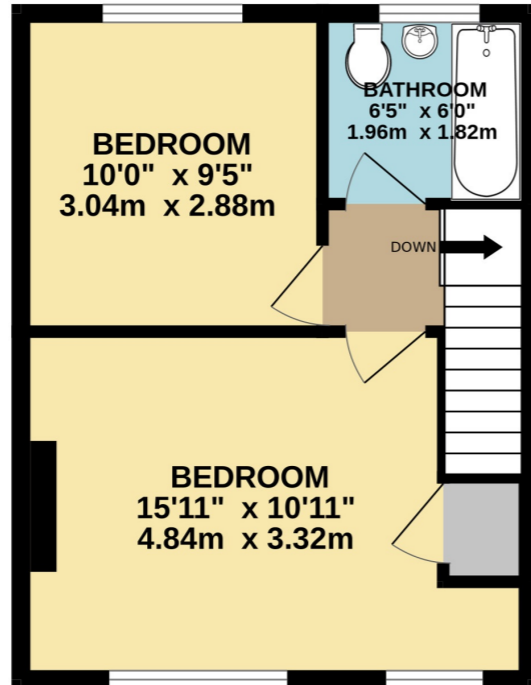


GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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Bedford Road, Edmonton, London N9

£390,000  
Freehold

- Two Bedroom House
- Potential for Further Development
- Upstairs Bathroom
- Kitchen & Dining Area
- Great Investment or Family Home
- Chain Free
- Gas Central Heating
- Rear Access to Garden



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**ADAM KENNEDY**  
SALES & LETTINGS

## Front Entrance

Wall enclosed front garden with path leading to front door, potential for off street parking (subject to planning permission).

## Reception 13ft3 x 12ft9 - 4.03m x 3.87m

UPVC double glazed window to front aspect, laminate flooring, radiator and door to kitchen/diner.

## Kitchen/dinning area 15ft11 x 10ft - 4.03m x 3.04m

Fitted wall and base units with work top surfaces, built in gas hob, tiled splash backs, laminate flooring, UPVC window and door to rear and power points.

## Master Bedroom 15ft11 x 10ft11 - 4.84m x 3.32m

UPVC double glazed window to front aspect, radiators, power points and storage cupboard.

## Bedroom Two 10ft x 9ft5 - 3.04m x 2.88m

UPVC window to rear aspect and power points.

## Bathroom 6ft5 x 6ft - 1.95m x 1.82m

Three piece suite comprising of low flush W.C, wash hand basin, bath with shower attachment, radiator, tiled flooring and walls, frosted UPVC window to rear.

## Rear Garden 45ft11 x 15ft11 - 14.00m x 4.84m

Outside tap, lighting, fully paved and wooden shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	