

FOR SALE

£499,900 Freehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

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## ABOUT THE PROPERTY

Woodhouse are pleased to offer this 3-Bedroom home which has only just undergone refurbishment. There is a new kitchen and bathroom, painted throughout and new flooring / carpets throughout. With no onward chain you can move in as soon as your solicitor allows!

To the ground floor there is a Front Lounge, a rear Reception Room, the brand-new Kitchen and a Cloakroom. Upstairs there are the 3 x Bedrooms and the Family Bathroom.

Externally to the rear there is a large Garden approx 70ft deep. It's also South-facing so plenty of natural daylight incoming! The detached Garage is also found to the back, which also has off-street parking. The front of the house also has a Driveway.

This home is situated just off the bustling Hertford Road and is in walking distance of Brimsdown Station, and plenty of local shops, eateries and buses. Road links such as the M25, the A10 and the A406 North Circular Road are all a pretty short drive away.

Contact Woodhouse today to discuss further and to come and see for your yourself what this home has to offer you and your family!

## FEATURES

- No chain
- Only just refurbished
- 3 Bedrooms
- Semi-Detached
- Large South-facing Garden
- Detached Garage to the rear
- Separate Front Lounge
- Downstairs Cloakroom
- Driveways front & back
- Situated just off the amenities of Hertford Road



## ROOM DESCRIPTIONS

### Front Lounge

4m x 3.4m (13' 1" x 11' 2")

### Reception Room

6.4m x 3.1m (21' 0" x 10' 2")

### Kitchen

4.7m x 2m (15' 5" x 6' 7")

### Cloakroom

2-piece Suite

### Bedroom 1 - Front

4m x 3.2m (13' 1" x 10' 6")

### Bedroom 2 - Rear

3.7m x 3.25m (12' 2" x 10' 8")

### Bedroom 3 - Rear

2.22m x 1.73m (7' 3" x 5' 8")

### Family Bathroom

2.2m x 1.73m (7' 3" x 5' 8")

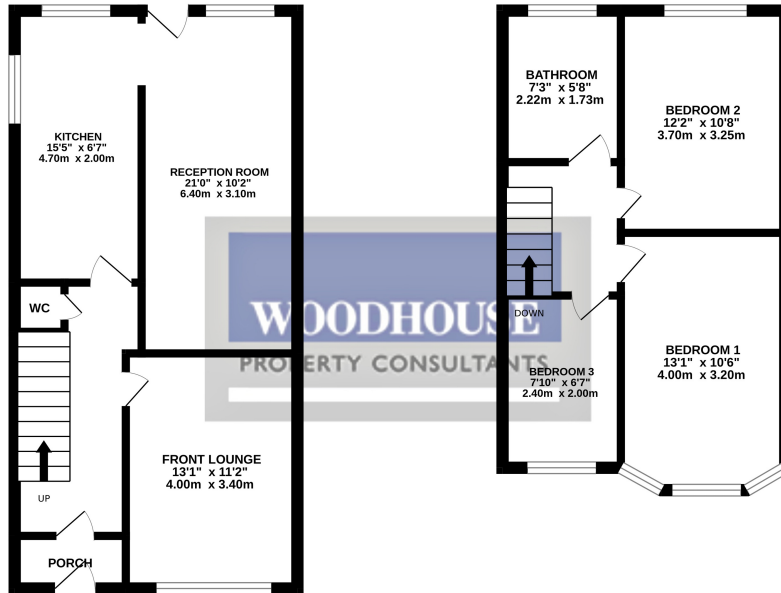
**Detached Garage with off-street parking, + driveway to front**



# FLOORPLAN

GROUND FLOOR

1ST FLOOR



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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