

Bedford Road, Edmonton, London. N9

£430,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Adam Kennedy are pleased to offer for sale this two bedroom terrace house. The property comprises of a spacious lounge, kitchen, bathroom, gas central heating, UPVC double glazing throughout and own rear garden. The property is located within easy access of Edmonton Green Transport Links and the A10, A406 and M25. For internal viewings of the property please do not hesitate to contact us.

FEATURES

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



ROOM DESCRIPTIONS

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

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

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

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

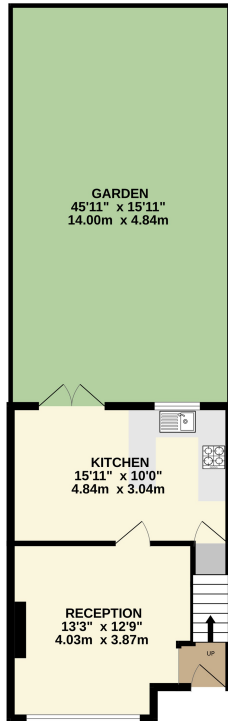
Bathroom 6ft5 x 6ft - 1.95m x 1.82m

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

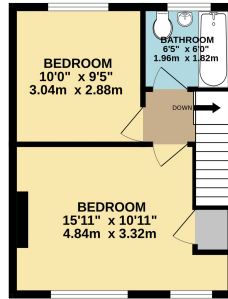


FLOORPLAN & EPC

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