

## LOGAN ROAD, EDMONTON N9



**\*\*REALISTICALLY PRICED \*\* THIS EXTENDED THREE-FOUR BEDROOM FAMILY HOME \*\* Featuring \*\*THREE TOILETS \*\* EXTENDED FAMILY ROOM, UPVC Double Glazed Windows & Doors, Gas Central Heating, \*\* GROUND FLOOR BEDROOM With EN-SUITE-RECEPTION 2 \*\* which In Our Opinion can be used self contained quarters. The Property also having Further Scope in Extending The Property (Subject To Planning-Regulations Permissions) In maximising & Creating a Generous & Sizeable either for a Family Home or Property Investment of House of Multiple Occupancy HMO \*\* OFFERING VALUE & AN EXCELLENT OPPORTUNITY \*\***

The Property is Situated within **\*\* THIS RESIDENTIAL TURNING \*\*** Access to Local Amenities & **\*\* The Vibrant EDMONTON GREEN SHOPPING CENTRE \*\*** with its ASDA Extra Super Store, Independent Grocery's, Retailers, Post Office, Doctor's Surgery, Chemists **\*\* Bus Terminal** allowing routes to destinations into London **\*\* OVER RAIL STATION LEADING into LONDON'S LIVERPOOL STREET STATION \*\* TUBE CONNECTION at SEVEN SISTERS \*\* HIGHLEY RECOMMENDED TO AVOID DISAPPOINTMENT \*\***

**GUIDE PRICE: £485,000 FREEHOLD**

## **PROPERTY DETAILS:**

### **RECEPTION ENTRANCE:**

Via Upvc partly glazed door leading into the reception hallway.

### **RECEPTION HALLWAY:**

14' 5" x 5' 0" (4.39m x 1.52m - Narrowing to 3'0)  
Tiled flooring, coving to ceiling, under stairs cupboard, doors leading to lounge, family room, kitchen-diner, bedroom 4, stairs to floor landing & ground floor toilet and wash wash basin.

### **GROUND FLOOR CLOAKROOM WC:**

Low flush wc, wash hand basin & glass bricks.

### **LOUNGE-RECEPTION ONE:**

12' 0" x 11' 0" (3.66m x 3.35m)  
Laminated flooring, radiator, coving to ceiling dual Upvc double glazed windows to front aspect.

### **FAMILY ROOM:**

10' 0" x 11' 0" (3.05m x 3.35m)  
Laminated flooring, coving to ceiling, radiator & open access leading into the kitchen-diner.

### **KITCHEN-DINER:**

18' 10" x 10' 5" (5.74m x 3.17m)  
Fitted units in Gloss white to base & eye level with rolled worktop surfaces, one and a half bowl stainless steel sink unit with mixer taps., built-in stainless steel 4 ring gas hob with electric oven & stainless steel hood, plumbed for washing machine, wall mounted Valliant gas boiler, laminated flooring, radiator, dual Upvc double glazed windows to rear aspect, sky window & Upvc double glazed doors leading onto the rear garden.

### **RECEPTION TWO-BEDROOM FOUR:**

23' 0" x 8' 0" (7.01m x 2.44m)  
Laminated flooring, radiator, Velux window, Upvc double glazed window to front aspect & door leading to.

## **EN-SUITE - L-SHAPED:**

9' 5" x 5' 0" (2.87m x 1.52m - Narrowing to 3'0)  
Tiled flooring, walk-in shower cubicle, low flush wc, pedestal wash basin, radiator, coving to ceiling & upvc double glazed window to rear aspect.

### **FIRST FLOOR LANDING:**

Access to loft area, doors to windows & Upvc double glazed window to side aspect.

### **BEDROOM ONE:**

11' 5" x 8' 5" (3.48m x 2.57m)  
Laminated flooring, radiator & Upvc double glazed window to front aspect.

### **BEDROOM TWO:**

10' 9" x 11' 5" (3.28m x 3.48m)  
Laminated flooring, radiator & Upvc double glazed window to rear aspect.

### **BEDROOM THREE:**

7' 10" x 8' 4" (2.39m x 2.54m)  
Laminated flooring, radiator & dual aspect Upvc double glazed windows.

### **FAMILY BATHROOM:**

Comprising wash basin, low flush wc, panelled bath with mixer taps, shower attachments and additional Triston shower, partly tiled walls, tiled flooring, radiator & Upvc double glazed window to side aspect.

### **EXTERNAL:**

#### **FRONT:**

Front retaining wall with gate and shingles to front gardens.

#### **REAR:**

Patio area leading onto the lawn area, exterior tap, exterior lighting, and rear gate allowing pedestrian access.

## **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.

**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

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## ADDITIONAL COMMENTS:

The Property In Our Opinion is a Wonderful Opportunity, already a Generous Sized Family Home which can be ideal for Multiple Living Accommodation or Property Investment or a House of Multiple Occupancy (HMO). The Property also (Subject To Planning & Building Regulations) having Further Scope by Creating a Sizeable Family Home or Property Investment. In Our Opinion A Wonderful Opportunity

Please Note : Terms & Conditions will Apply - The Property is being Marketed For Sale \*\* With A Guide Price of £485,000.00 - £500,000.00 & with Offers In Excess Of £485,000.00 Plus \*\*

EPC & Floor Plan Instructed.

## ADDITIONAL INFORMATION:

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