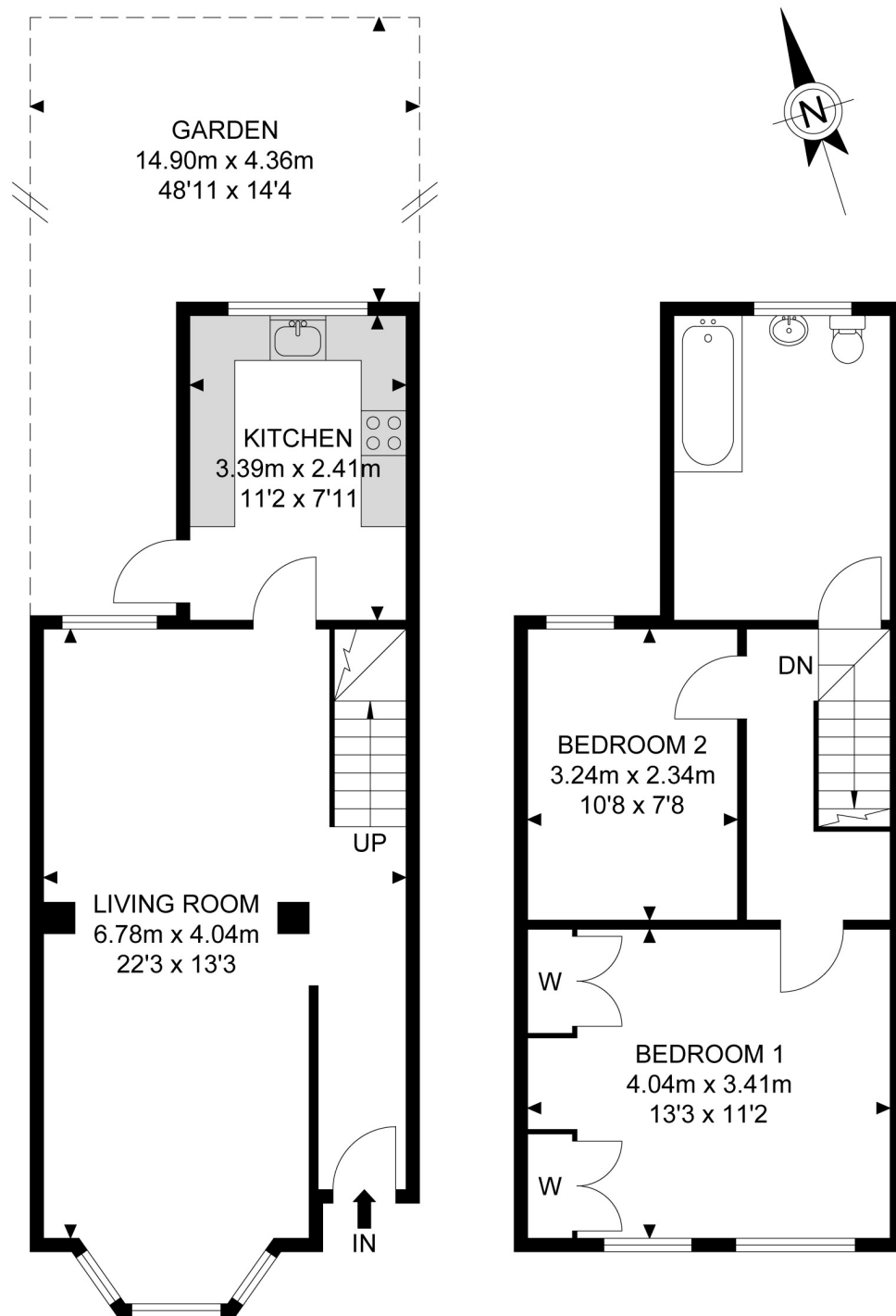


Lowden Road



Ground Floor

1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 777.15 SQ FT / 72.20 SQM
APPROX. GROSS EXTERNAL FLOOR AREA 761.0 SQ FT / 70.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan



Lowden Road, Edmonton, London N9 8RN

ASKING PRICE
£385,000
Freehold

- Two Bedroom Terraced House
- Kitchen
- Gas Central Heating
- Own Rear Garden
- Easy Access to Edmonton Green Transport Links
- Spacious Through Lounge
- Upstairs Bathroom
- UPVC Double Glazing
- Easy Access to A10, A406 & M25



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SALES & LETTINGS

Main Entrance

Wall enclose front garden with path leading to front door, part glazed hardwood front and cupboard housing gas meter.

Through Lounge 22' 3" x 13' 3" (6.78m x 4.04m)

UPVC double glazed bay window to front and window to rear, two radiators, laminate flooring, power points, door to the kitchen and stairs to the first floor.

Kitchen 11' 2" x 7' 11" (3.40m x 2.41m)

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Free standing gas cooker with fan oven and electric extractor hood. Plumbing for washing machine, 1/2 tiled walls, laminate flooring, UPVC double glazed window to rear, power points and doors to the through lounge and garden.

Master Bedroom 13' 3" x 11' 2" (4.04m x 3.40m)

UPVC double glazed window to front, one radiator, laminate flooring, built in fitted wardrobes and power points.

Bedroom Two 10' 8" x 7' 8" (3.25m x 2.34m)

UPVC double glazed window to rear, one radiator, laminate flooring and power points.

Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, bath plus shower attachment and mixer taps. Fully tiled walls, tiled flooring and frosted UPVC double glazed window to rear.

Garden Approx. 48' 11" x 14' 4" (14.91m x 4.37m)

Outside tap, lights, laid lawn and patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC