



A five bedroom Ex-Local Authority terraced property situated within 1/4 of a mile from Edmonton Green shopping centre. The property in our opinion is in good condition and has features that include: double glazing, gas central heating and a kitchen/diner.

**Sebastopol Road
N9**

**Offers in excess of
£469,950 F/H**

<u>ENTRANCE:</u>	GROUND FLOOR: Path to porch to front door to hall
<u>HALLWAY:</u>	Stairs to first floor, wood laminate flooring, entrance to reception
<u>RECEPTION:</u>	19' 7" x 11' 0" (5.96m x 3.35m); Double glazed window to front aspect, radiator, wood laminate flooring, telephone point, TV point, sliding double glazed patio doors to rear garden, door to kitchen/diner
<u>KITCHEN/DINER:</u>	16' 3" x 10' 10" (4.95m x 3.30m); L-shaped narrowing to 10' 8 x 4' 8 (3.25m x 1.42m); Fitted wall and base units with roll edge worktops, plumbed for washing machine and dishwasher, stainless steel sink/drainer with mixer tap, integrated double oven and gas hob, space for fridge/freezer, tiled floor, radiator, double glazed door to garden, double glazed window to rear aspect
<u>LANDING:</u>	FIRST FLOOR: Storage cupboard, double glazed window to rear aspect, doors to bedrooms 1-3 and bathroom
<u>BEDROOM 1:</u>	12' 7" x 11' 6" (3.83m x 3.50m); Double glazed window to front aspect, radiator, built-in storage cupboard
<u>BEDROOM 2:</u>	11' 0" x 8' 2" (3.35m x 2.49m); Double glazed window to front aspect, radiator
<u>BEDROOM 3:</u>	FIRST FLOOR: 8' 0" x 8' 3" (2.44m x 2.51m); Double glazed window to rear aspect, radiator
<u>SHOWER ROOM:</u>	7' 11" x 4' 10" (2.41m x 1.47m); Fully tiled shower cubicle, hand wash basin with mixer tap, low flush wc, tiled walls, tiled floor, towel radiator, double glazed window to rear aspect
<u>LANDING:</u>	SECOND FLOOR: Double glazed window to rear aspect, storage cupboard, doors to bedrooms 4 and 5
<u>BEDROOM 4:</u>	13' 0" x 11' 2" (3.96m x 3.40m); Double glazed window to rear aspect, velux window to front aspect, radiator
<u>BEDROOM 5:</u>	12' 8" x 8' 1" (3.86m x 2.46m); Double glazed window to rear aspect, velux window to front aspect, radiator
<u>REAR GARDEN:</u>	40' (12.18m) approx: Mainly paved, storage shed, shrub borders
<u>EPC:</u>	EER: E
<u>VIEWINGS:</u>	Strictly by appointment ref: cse2195