



A four bedroom extended 1930's semi detached property situated within 1/2 a mile of Edmonton Green with its shopping facilities and transport links including an overground station. The property is in very good condition and has features that include: double glazing, gas central heating and two bathrooms.

**Hertford Road
N9**

**Offers in excess of
£525,000 F/H**

GROUND FLOOR:

ENTRANCE:

Hardstanding front garden; porch to front door to open plan lounge

RECEPTION:

26' 7" x 17' 2" (8.10m x 5.23m); Double glazed bay window to front aspect, wood floors, 2 x radiators, TV point, telephone point, stairs to first floor, door to kitchen/diner

KITCHEN/DINER:

14' 9" x 14' 1" (4.49m x 4.29m); Fitted wall and base units with granite worktops, space for double fridge/freezer, space for a double gas oven (Range cooker), extractor hood, stainless steel sink/drainers with mixer tap, plumbed for washing machine and dishwasher, breakfast bar, radiator, door to lean to, double glazed windows to rear and side aspects

LEAN TO:

20' 5" x 12' 8" (6.22m x 3.86m); All decked, double glazed window to rear aspect, double glazed door to garden, sink with mixer tap, BBQ area, side access from front

FIRST FLOOR:

LANDING:

Stairs to 2nd floor; doors to bedrooms 1, 2, 3 and bathroom

BEDROOM 1:

14' 4" x 9' 4" (4.37m x 2.84m); Double glazed bay window to front aspect, radiator, fitted wardrobes

BEDROOM 2:

11' 5" x 9' 3" (3.48m x 2.82m); Double glazed window to rear aspect, radiator, fitted wardrobes

BEDROOM 3:

7' 3" x 6' 4" (2.21m x 1.93m); Double glazed window to front aspect, radiator

BATHROOM:

6' 2" x 6' 1" (1.88m x 1.85m); Panel bath with mixer tap and shower attachment, hand wash basin with mixer tap, low flush wc, towel radiator, fully tiled walls, tiled floor, double glazed window to rear aspect

SECOND FLOOR:

LANDING:

Double glazed window to side aspect, doors to bedroom 4 and shower room

BEDROOM 4:

5' 0" x 12' 8" (4.57m x 3.86m); 2 x velux windows to front aspect, Juliet balcony to rear, radiator, storage

SHOWER ROOM:

Fully tiled shower cubicle, pedestal hand wash basin, low flush wc, extractor, towel radiator, fully tiled walls, tiled floor, double glazed window to rear aspect

REAR GARDEN:

50' (15.23m) approx: Lawn, path to rear, shrub borders, brick built shed with power

VIEWINGS:

Strictly by appointment

ref: cse2333