

Granham Gardens, Edmonton, N9

This 1930's style extended property is situated in an excellent location within easy walking distance of Edmonton Green shopping and transport facilities including Edmonton rail station. Latymer School, Churchfield Primary School and Nightingale Academy are all nearby. Furthermore; the property has an open rear aspect with panoramic views.



Price - £465,000 - Freehold

- * **THROUGH LOUNGE** 26'8 x 13'2
narrowing to 11'8
- * **KITCHEN / DINER** 18'7 x 11'10
- * **GAS CENTRAL HEATING**
- * **DOUBLE GLAZING**
- * **OPEN REAR ASPECT GARDEN**
- * **GUEST CLOAKROOM**
- * **BEDROOM 1** 14'10 x 11'2
- * **BEDROOM 2** 11'8 x 11'4
- * **BEDROOM 3** 8'0 x 7'5
- * **SUMMER HOUSE** 18'0 x 7'8
- * **OFF STREET PARKING**
- * **CHAIN FREE**

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

Double glazed **Entrance Porch** with wall mounted gas meter and frosted double glazed door to:-

ENTRANCE HALLWAY Laminated flooring, radiator, coved ceiling, understairs storage cupboard with electric meter. Door to:-

GUEST CLOAKROOM Low flush wc, vanity unit with monoblock mixer tap, laminated flooring.

THROUGH LOUNGE 26'8 x 13'2 narrowing to 11'8 Large reception with an attractive archway separating dining and sitting areas, laminated flooring throughout, double glazed bay window to front, coved ceiling and dado rail, double radiator, fitted " Baxi Bermuda" gas fire with gas central heating back boiler, two multi-pane doors and double glazed sliding doors to:-

KITCHEN/BREAKFAST ROOM 18'7 x 11'10 Most spacious kitchen with ample wall and base units, electric cooker point, plumbed for automatic washing machine, ceramic tiled flooring, double glazed window overlooking landscape garden. **Dining area** Ceramic tiled flooring, double radiator, double glazed sliding door to patio and landscape garden.

FIRST FLOOR LANDING Fair sized landing with fitted carpet, built in cupboard and access to loft space.

BEDROOM 1 14'10 x 11'2 Full length floor to ceiling fitted wardrobes, double glazed window to front, radiator and fitted carpet.

BEDROOM 2 11'8 x 11'4 Rear aspect with **panoramic views**, " period style" cast iron open hearth fireplace, UPVC double glazed window with radiator below, laminated flooring, coved ceiling.

BEDROOM 3 8'0 x 7'5 Front aspect , double glazed window with radiator below, coved ceiling, fitted carpet.

BATHROOM / WC Bathroom suite comprising of ; panel enclosed steel bath with mixer taps and hand shower attachment, UPVC frosted double glazed window, pedestal wash hand basin with mixer taps, low flush wc and built- in airing cupboard housing lagged copper cylinder with immersion .

EXTERIOR - REAR GARDEN Well kept **landscaped garden** with patio and mature flower borders further rear patio with fish pond. Door to:-

SUMMER HOUSE 18'0 x 7'8 Brick built summer house with pitched and tiled roof , power and light, skylight, varnished hardwood flooring, two windows and rear service door.

Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



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