





A beautiful, well presented and maintained home, set in a superb location close to transport links to London and all local amenities, the property is available from 01/07/2022.



- Three Bedrooms
- Private Garden
- Furnished
- Spacious Dining Rom
- Highly Maintained
- Available From 01/07/2022
- Fitted Kitchen
- Large Lounge

Offered for the first time to the rental market is this impressive and imposing three bedroomed home featuring a fully fitted and functional kitchen.

The property offers a large and expansive garden with patio area perfect for entertaining and summer BBQ's.

There is a family Bathroom and a separate WC with three bedrooms on the first floor the perfect space complimenting the home.

Available from 01/072022.









## Sidney Road, N22

Approx. Gross Internal Area 1145 Sq Ft - 106.37 Sq M









**Ground Floor** 

Floor Area 584 Sq Ft - 54.25 Sq M

First Floor

Floor Area 561 Sq Ft - 52.12 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## BUTLER STAG

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