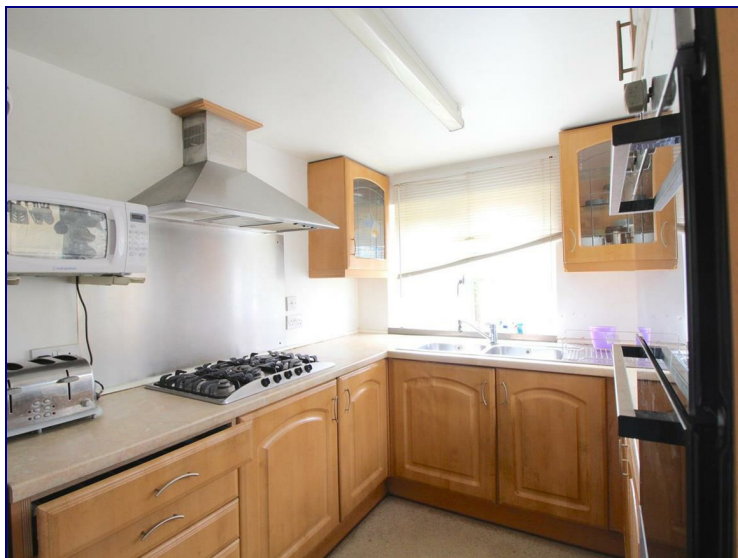


Millbrook Road, Edmonton, N9 7HU



£1,600

KINGS bring you a CHAIN FREE Three Bedroom terraced house conveniently located in the heart of EDMONTON GREEN just off Hertford Road and Bury Street. Naturally this 1900's built family home is close to the shopping centre along with both bus and rail stations keeping you well connected to the city.

The EXTENDED property comprises of an open plan through lounge, fitted kitchen with separate utility area, ground floor bathroom with walk in shower and a paved rear garden. On the first floor there are three good sized bedrooms with the master bedroom benefiting from an en suite, and a bonus LOFT ROOM perfect for those in need of an extra bedroom or study space. EPC Rating E

FRONT DOOR TO

ENTRANCE HALLWAY

With doors to:

THROUGH-LOUNGE

23'9 x 14'11 (7.24m x 4.55m)

With double glazed window to front, coved ceiling, double radiator, Tv point, laminated wood style floor

KITCHEN

10'7 x 7'9 (3.23m x 2.36m)

With double glazed windows to side and rear gardens, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, hob, extractor, coved ceiling, lino floor

GROUND FLOOR BATH

SHOWER ROOM/WC

8'10 x 7'7 (2.69m x 2.31m)

With double glazed frosted window , high level wc, wall mounted wash hand basin, panel enclosed bath with shower, shower cubicle, extractor, radiator, coved ceiling, tiled walls and floor

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM ONE

15'0 x 11'3 (4.57m x 3.43m)

With double glazed window to front, coved ceiling, storage, single radiator, Tv point, carpet.

BEDROOM TWO

11'5 x 8'2 (3.48m x 2.49m)

With double glazed window to rear gardens, coved ceiling, wardrobes, single radiator, Tv point, laminated wood style floor

BEDROOM THREE

9'0 x 5'11 (2.74m x 1.80m)

With double glazed window to rear gardens, coved ceiling, storage, single radiator, TV point, laminated wood style floor

LOFT ROOM

10'7 x 10'4 (3.23m x 3.15m)

With double glazed window to rear gardens, coved ceiling, storage, TV point, carpet.

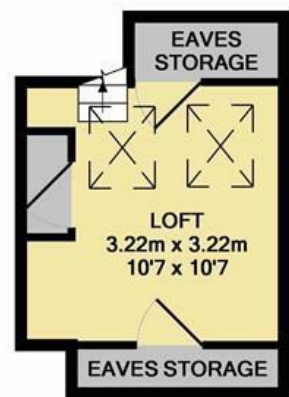
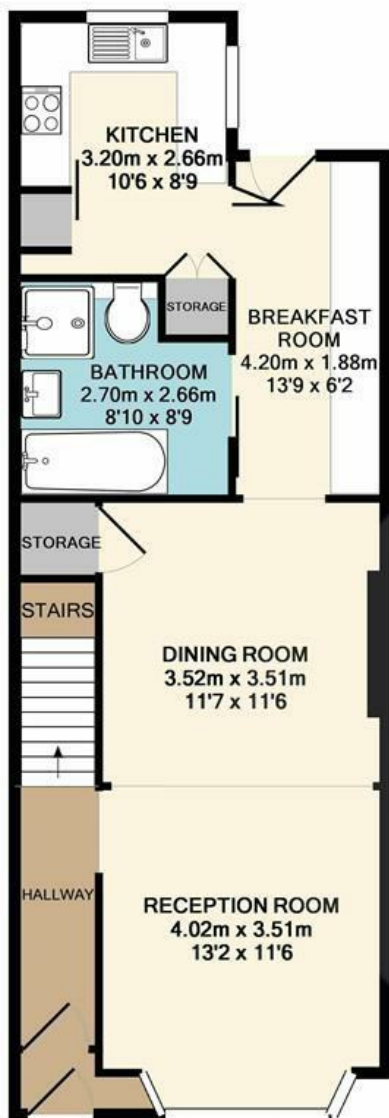
EXTERIOR: REAR 42'0 X 16'0(APPROX) GARDENS

With shrubs, power, water connection.

FRONT GARDENS

EPC RATING E





LOFT
APPROX. FLOOR
AREA 13.4 SQ.M.
(144 SQ.FT.)



SITE PLAN

GROUND FLOOR
APPROX. FLOOR
AREA 65.1 SQ.M.
(700 SQ.FT.)

MILLBROOK ROAD, EDMONTON, N9
TOTAL APPROX. FLOOR AREA 112.4 SQ.M. (1210 SQ.FT.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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