

**Exeter Road, London, N9 0LB**



**£2,700 PCM**

Four/Five Bedroom Newly Decorated House located on Exeter Road. Available 25th February.

This property consists of an open through lounge, modern fitted kitchen, 50ft rear garden, ground floor three piece bathroom suite, additional separate W/C, four good size bedrooms as well as an added bonus of an additional loft room. There is also added benefits of gas central heating, a new boiler and double glazed windows.

Conveniently located within easy reach of Edmonton Green shopping centre and train station benefitting from great transport links around London as well as being surrounded by many local shops and amenities.

## **DOUBLE GLAZED FRONT DOOR TO ENTRANCE HALLWAY**

### **ENTRANCE HALLWAY**

With radiator, understairs storage, doors to:

### **THROUGH-LOUNGE**

**23'6 x 14'1 (7.16m x 4.29m)**

With double glazed square bay window to front, two radiators.

### **KITCHEN**

**15'1 x 8'3 (4.60m x 2.51m)**

With double glazed window and door to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine, dishwasher and tumble dryer, space for fridge.freezer, gas oven, hob, extractor, tiled splashbacks,

### **GROUND FLOOR BATHROOM.**

With double glazed frosted window to, wash hand basin into vanity unit, panel enclosed bath with shower, storage with plumbing for washing machine, tiled walls

### **GROUND FLOOR CLOAKROOM**

With low level wc, wash hand basin, boiler

### **STAIRCASE TO FIRST FLOOR LANDING**

With double glazed frosted window, access to loft, door to:

### **BEDROOM ONE**

**12'9 x 9'0 (3.89m x 2.74m)**

With double glazed bay window to front, radiator.

### **BEDROOM TWO**

**10'8 x 8'4 (3.25m x 2.54m)**

With double glazed window to rear gardens, radiator.

### **BEDROOM THREE**

**7'8 x 7'2 (2.34m x 2.18m)**

With double glazed window to rear gardens, radiator.

### **FURTHER STAIRCASE TO LOFT**

**13'4 x 11'5 (4.06m x 3.48m)**

With two double glazed velux windows, radiator, power

## **EXTERIOR: 50'0(APPROX) REAR GARDENS**

With timber shed.paved area. shrubs

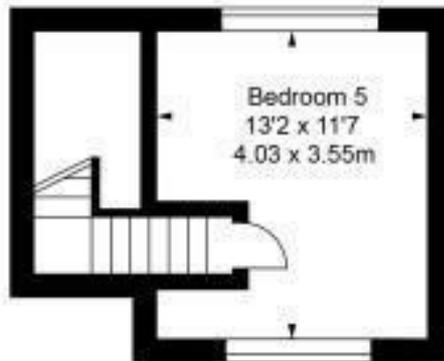


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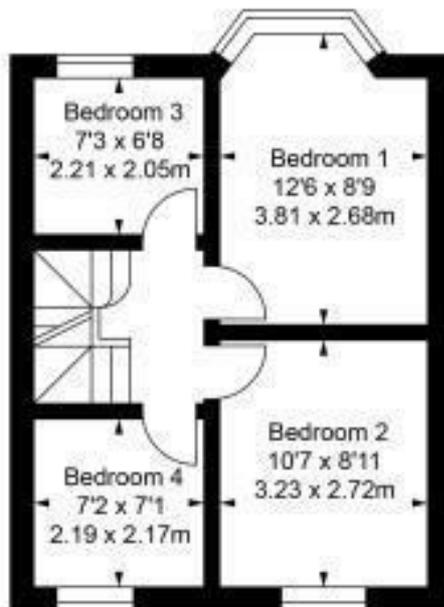
Approximate Gross Internal Area :-  
 Ground Floor :- 53.50 sq m / 576 sq ft  
 First Floor :- 34.94 sq m / 376 sq ft  
 Second Floor :- 19.24 sq m / 207 sq ft  
 Total :- 76.59 sq m / 824 sq ft



**Ground Floor**



**Second Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>



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