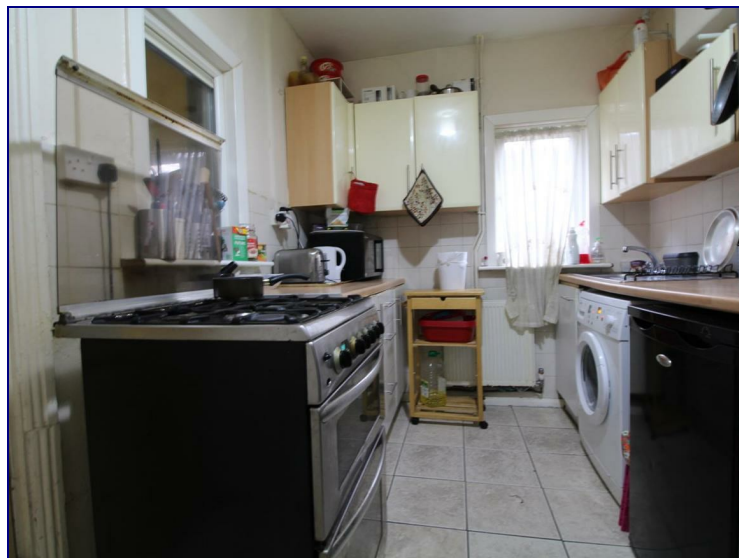


Leeds Street, Edmonton, N18 2AB



£1,400

We are delighted to offer this two bedroom house with two spacious receptions ,two double bedrooms, double glazed windows and gas central heating. This outstanding property also has a large garden perfect for entertaining guess and a utility room behind the kitchen. The house is very close to public transport, bus stop and 10 minutes away from Edmonton green station. Close to Local amenities which is perfect for sharers and families, AVAILABLE NOW!!!!

Please call to book your viewings.

FRONT DOOR TO

ENTRANCE HALLWAY

With coved ceiling, dado rail, double radiator, staircase to first floor landing, doors to:

RECEPTION ONE

11'1 x 11'0 (3.38m x 3.35m)

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

RECEPTION TWO

11'8 x 10'9 (3.56m x 3.22m)

With double glazed window to rear gardens, coved ceiling, double radiator, laminated wood style floor.

KITCHEN

9'8 x 7'3 (2.95m x 2.21m)

With double glazed window and door to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas cooker, double radiator, tiled floor

UTILITY

9'5 x 6'0 (2.87m x 1.83m)

With window and door to rear gardens, plumbing for tumble dryer, tiled floor

STAIRCASE TO FIRST FLOOR LANDING

With access to loft, coved ceiling, double radiator, carpet. doors to:

BEDROOM ONE (currently partion wall unto two room

13'4 x 11'3 (4.08m x 3.43m)

With two double glazed windows to front,, double radiator, coved ceiling, carpet.

BEDROOM TWO

10'8 x 9'1 (3.25m x 2.77m)

With double glazed window to rear gardens, coved ceiling, double radiator, laminated wood style floor

BATHROOM/WC

With double glazed frosted window

to rear, low level wc, wall mounted wash hand basin, panel enclosed with shower, double radiator, coved ceiling part tiled walls, tiled floor

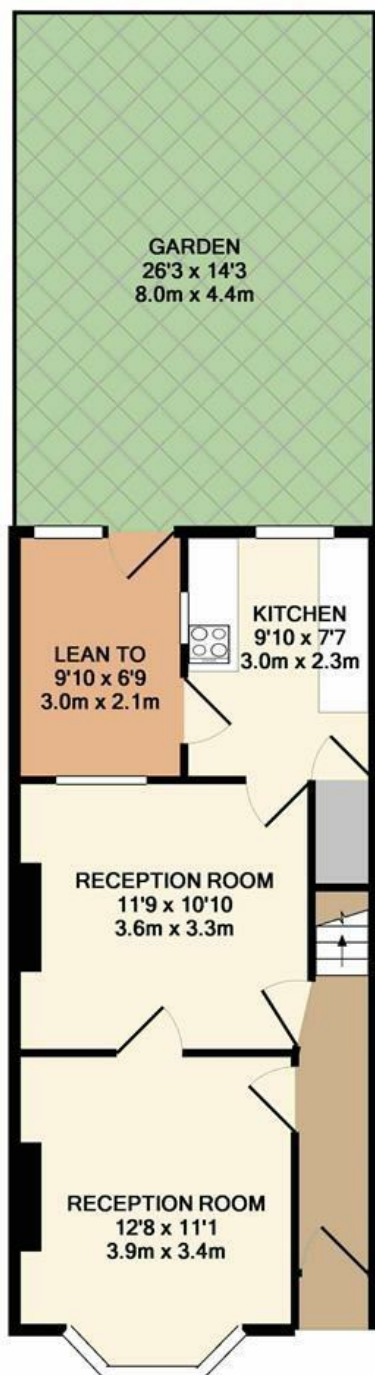
EXTERIOR: REAR GARDENS

With shed, deck shrubs

FRONT GARDENS

AWAITING EPC RATING





GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)

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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