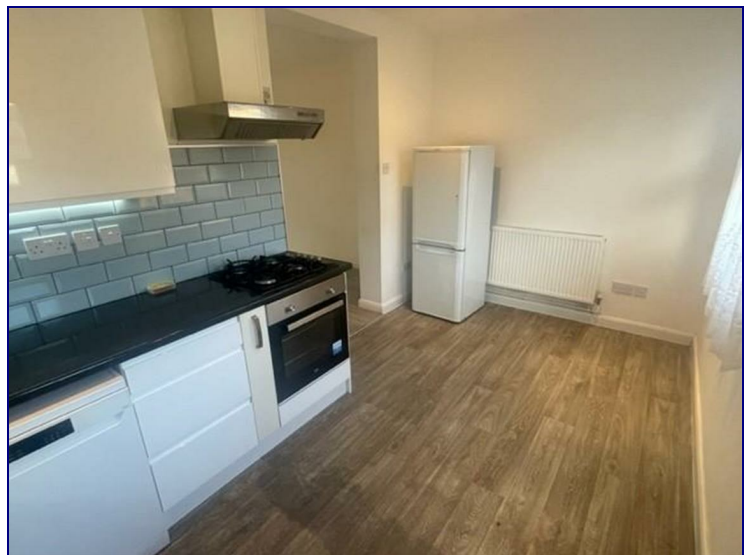


Exeter Road, London, N9 0LB



£2,500

Kings Group are pleased to offer this unfurnished 4 bedroom house on Exeter Road. The property consists of an open through lounge, ground floor bathroom, additional W/C, modern fitted kitchen, 50FT rear garden, four good sized bedrooms on the first floor and a bonus loft room on the second floor. The property is 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. Contact our Edmonton office to book in a viewing!

DOUBLE GLAZED FRONT DOOR TO

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

FRONT GARDENS

EPC RATING D





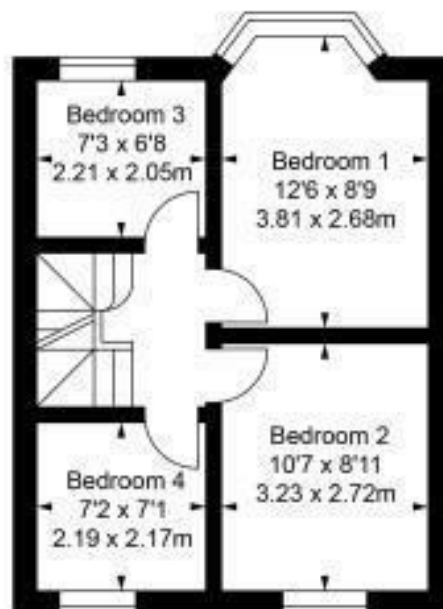
Ground Floor

Exeter Road, N9

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



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com

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

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