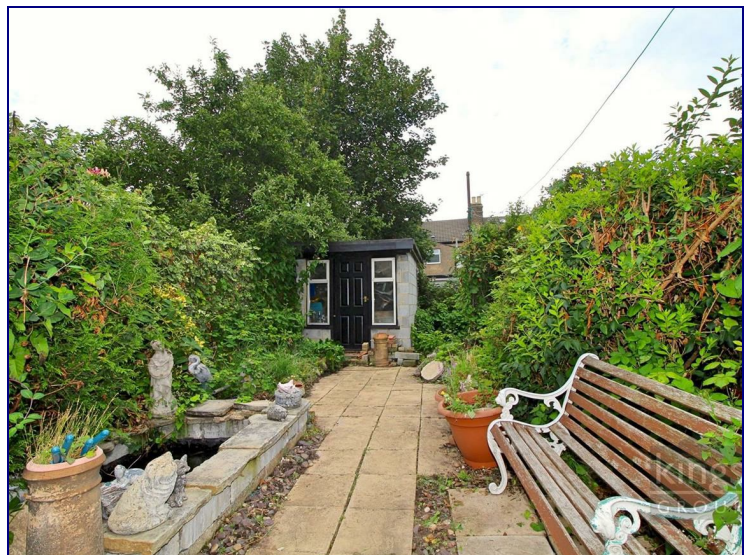


**Elizabeth Ride, London, N9 8PB**



**£1,700 PCM**

**\*\*NEW RO THE MARKET\*\***

\* Kings Are Pleased To Present This new 3 BEDROOM FAMILY HOUSE. This house includes TWO RECEPTIONS, 2 DOUBLE BEDROOMS, LARGE KITCHEN AND FAMILY SIZE GARDEN

Close to local amenities and Edmonton Green Station

AVAILABLE NOW! CALL TO BOOK A VIEWING!

## **FRONT DOOR TO:**

### **PORCH**

**6'3 x 1'11 (1.91m x 0.58m)**

With double glazed window to front and side.

### **ENTRANCE HALLWAY**

**12'2 x 5'5 (3.71m x 1.65m)**

With coved and textured ceiling, single radiator, dado rail, stairs to first floor landing, power points, carpeted flooring.

### **LOUNGE**

**14'1 x 12'0 (4.29m x 3.66m)**

With double glazed window to front, coved and textured ceiling, double radiator, picture rail, gas fireplace, TV point, phone point, power points, carpeted flooring.

### **RECEPTION TWO**

**16'4 x 8'5 (4.98m x 2.57m)**

With textured ceiling, double radiator, gas fireplace, storage cupboard, power points, original floor boards.

### **KITCHEN**

**15'0 x 9'6 (4.57m x 2.90m)**

With double glazed window and door to rear, clad ceiling, part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, free standing gas cooker, hood extractor, space for fridge/freezer, plumbed for washing machine, power points, lino flooring.

### **FIRST FLOOR LANDING**

**6'5 x 6'4 (1.96m x 1.93m)**

With loft access, coved and textured ceiling, carpeted flooring.

### **BATHROOM**

**6'4 x 5'6 (1.93m x 1.68m)**

With double glazed opaque window to rear, clad ceiling, fully tiled walls, single radiator, panel enclosed bath with mixer tap and shower attached, pedestal wash hand basin with mixer tap, low level W.C, lino flooring.

### **BEDROOM ONE**

**14'6 x 9'8 (4.42m x 2.95m)**

With double glazed window to front, coved and textured ceiling with central rose, single radiator, power points, carpeted flooring.

### **BEDROOM TWO**

**9'8 x 8'5 (2.95m x 2.57m)**

With double glazed window to rear, coved and textured ceiling with central rose, single radiator, power points, original floor boards.

### **BEDROOM THREE**

**8'2 x 6'5 (2.49m x 1.96m)**

With double glazed window to front, coved ceiling, single radiator, power points, carpeted flooring.

### **GARDEN**

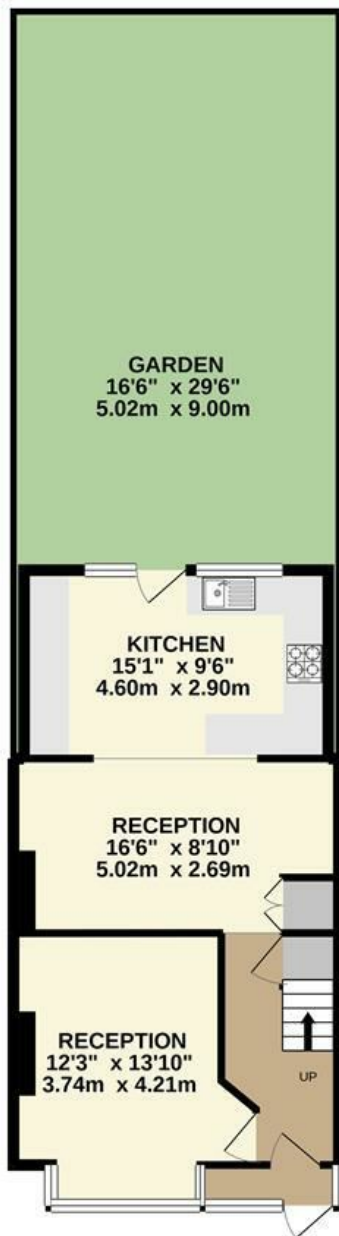
**40'0 (approx.) (12.19m (approx))**

Paved with plant and shrub borders, brick built shed, outside tap and lights.

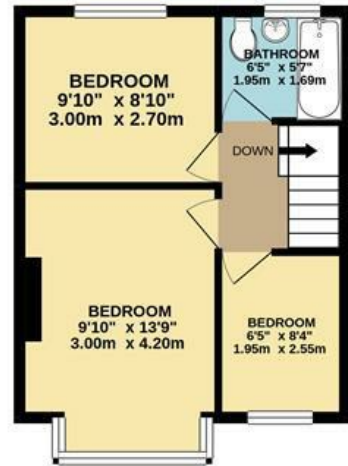




GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

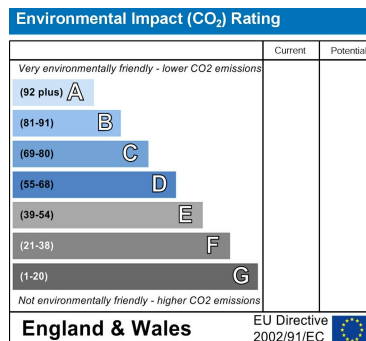
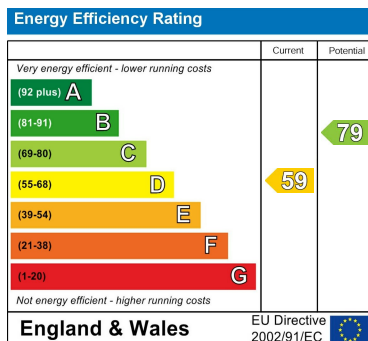


1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

