



Sheldon Road, Edmonton, London, N18  
£425,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Sheldon Road, Edmonton, London, N18

A CHAIN FREE two double bedroom Victorian end of terrace house offering a spacious open plan living/dining space, a fitted kitchen, rear and side lean to, a first floor bath/shower room, off street parking and rear garden.

Sheldon Road is a popular residential turning located off Silver Street within easy walking distance of local shops, bus routes, Pymmes Park and Silver Street mainline station into Liverpool Street. There are several good schools within half a mile including Hazelbury Primary and the Aylward Academy.

Open plan living/dining space with bay window and laminate floor • Fitted kitchen with door to lean to • Further side lean to with shower room • Landing with access to loft space • Spacious first floor bath/shower room • Bedrooms with laminate floors • Gas central heating • Off street parking to front • Rear garden measuring 39ft x 18ft.

- Victorian end of terrace house
- Two double bedrooms
- Through Lounge
- Fitted kitchen
- Lean to to rear and side
- Chain free
- Off street parking
- Rear garden





# Sheldon Road Edmonton London N18 1RQ

Tenure: Freehold  
Gross Internal Area: 964.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.  
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