



Derwent Avenue, Edmonton, London, N18
£479,950 Freehold

Anthony Webb
ESTATE AGENTS

Derwent Avenue, Edmonton, London, N18

An extended three bedroom 1930's built house offering over 1000 sq ft of living space with a spacious through lounge, a modern fitted kitchen, first floor bathroom, garden with covered car port to rear and hardstanding to front.

Derwent Avenue is a quiet residential turning off Wilbury Way and has many local shops, bus routes and several stations within a mile including Silver Street and White Hart Lane. The property has excellent transport links into London via the A406 and A10 and is within easy walking distance to the North Middlesex Hospital.

Hallway with wood floor • Extended through lounge with bay window, feature fireplace, wood floor and doors to garden • Extended modern fitted kitchen with tiled floor • Two double bedrooms and one single bedroom • First floor family bathroom • Loft space with potential to convert • Gas central heating • Double glazing • Paved hardstanding to front • Covered car port via a gated rear access road with automatic shutters • Storage cupboard/shed • Rear garden with Indian sand stone measuring 30ft x 19ft.

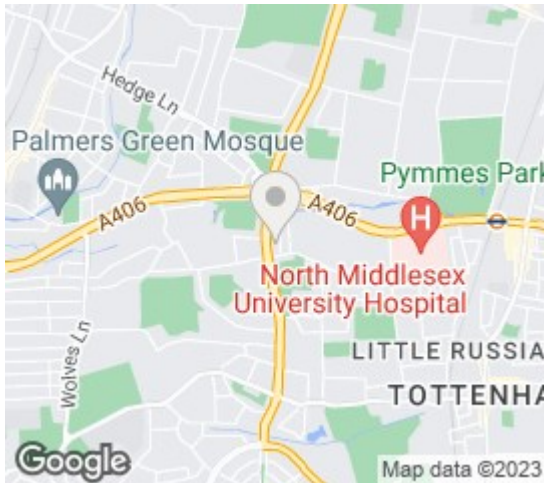
- Three bedrooms
- 1930s terrace house
- Extended through lounge
- Modern extended kitchen
- First floor bathroom
- Double glazing/gas central heating
- covered carport to rear
- Front and rear gardens





Derwent Avenue
Edmonton
London
N18 1BP

Tenure: Freehold
Gross Internal Area: 1023.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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	



TOTAL FLOOR AREA - 1023sq. ft. (95.0 sq.m.) approx.
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