



Penfold Road, Edmonton, London, N9
Chain Free £439,995 Freehold

Anthony Webb
ESTATE AGENTS

Penfold Road, Edmonton, London, N9

A three bedroom CHAIN FREE 1930s built terrace house in need of modernisation. Features include a through lounge, a galley kitchen, first floor modern shower room, double glazing, gas central heating, off street parking and garden to rear. The property offers great potential to extend to the rear and into the loft space subject to the usual consents.

Penfold Road is a quiet residential cul-de-sac turning off Charlton Road situated in the heart of Edmonton and within walking distance to local amenities and transport links including Edmonton Green Shopping Centre and sits moments from Nightingale Road, a popular residential area, with access to some popular local schools and a selection of shops. The Hertford Road offers excellent transport connections into Edmonton Green which in turn provides easy access to Seven Sisters and Central London via both train and bus.

Enfield Council Tax band D

- Three bedrooms
- 1930s built house
- Through Lounge
- Galley kitchen
- Modern shower room
- Double glazing/gas central heating
- Off street parking
- Rear garden





Penfold Road
Edmonton
London
N9 8EH

Tenure: Freehold
Gross Internal Area: 780.00 sq ft

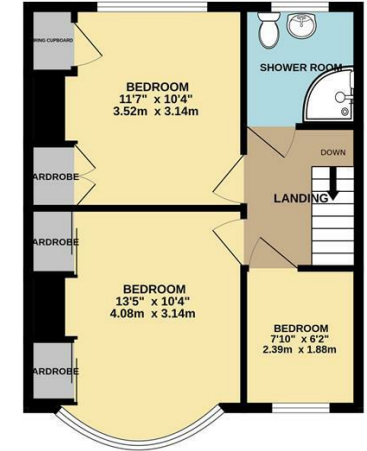


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating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

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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 is given for their operability or efficiency can be given.
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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

