



**ABSOLUTE
PROPERTY**

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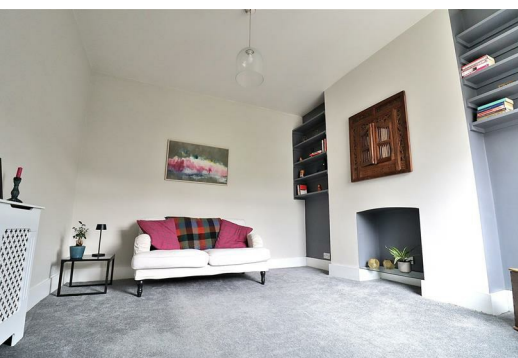
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**59b Beaconsfield Road, London
N11 3AA**

Price Guide £285,000

IDEAL FIRST TIME BUYER/ BUY TO LET OPPORTUNITY!!!! A one bedroom first floor period conversion. Situated conveniently in this residential turning off Friern Barnet Lane and within close proximity to local shops and amenities. This property has been well maintained by its current owner and benefits include off street parking, modern kitchen, double glazing, gas central heating and comes with the added advantage of the **SHARE OF THE FREEHOLD**.
Viewing is highly recommended to avoid disappointment.



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ENTRANCE:

Front door opening to:

HALLWAY:

Open plan to kitchen, bi fold door to bathroom, door to bedroom, radiator.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin, bath, heated towel rail, ceiling spot lights, window to side aspect.

BEDROOM:

10'9 X 9'1

Coving to ceiling, two upvc double glazed windows to side and rear aspect, radiator.

KITCHEN:

8 X 5'9

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, space for upright fridge/freezer, stainless steel sink drainer unit with mixer taps, window to side aspect, steps up to lounge.

LOUNGE:

12'4 X 11'8

Radiator, upvc double glazed window to rear aspect, telephone point.

