



## **Cavendish Road, Edmonton, London, N18**

Under Offer (SSTC)

£425,000 (Freehold)







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**A spacious three-bedroom home with scope to modernise, set in a well-connected North London location.**

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Positioned on a quiet residential street in Cavendish Road, this spacious three-bedroom 1930s-style home offers excellent potential for families or investors alike, with scope to extend or modernise further (STPP). The house retains many original layout features and benefits from generous room sizes, a practical garden, and fantastic access to local amenities and transport links.

The ground floor offers a bright bay-fronted through lounge, ideal for relaxing or entertaining. Leading onto a versatile conservatory at the rear, perfect as a utility space or garden room. The separate kitchen includes ample cupboard space, an electric oven and hob, and leads into the lean-to for additional functionality. Upstairs, the first floor provides three good-sized bedrooms, two with fitted wardrobes, alongside a family bathroom and separate WC. Outside, the northeast-facing garden features a lawn, patio, decking area, and a timber shed. The paved front garden offers low-maintenance curb appeal.

Silver Street Station is under a mile away (approx. 0.8 miles), offering Overground services to Liverpool Street in around 25 minutes. The North Circular (A406) is just minutes away by car, making commuting around London simple. Craig Park, a green open space with tennis courts and a community sports centre, is a short stroll away, and local schools, shops, and cafes are within easy reach. You're also not far from Edmonton Green for more extensive retail and transport options.

Offered chain-free, this home presents a great opportunity to secure a solid property in a well-connected and up-and-coming part of North London.

Local Authority: Enfield  
Council Tax Band: D

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## Front Garden

Paved Area, Gas Meter Box.

## Inner Hallway

Coving To Ceiling, Carpet, Radiator, Stairs To First Floor Landing, Understairs Storage Cupboard Housing: Fuse Box And Electric Meter, Further Storage Cupboard, Door To Lounge, Door To Kitchen.

## Lounge

uPVC Double Glazed Window To Front Aspect, Electric Fireplace With Brick Surround, Double Glazed Sliding Doors To Lean-To, Coving To Ceiling, Carpet, Radiator.

## Kitchen

Tiled Flooring, Part-Tiled Walls, Eye And Base Level Units, Sink With Mixer Tap, Fitted Electric Oven, Fitted Electric Hob With Extractor Over, Door To Lean-To.

## Conservatory

Tiled Flooring, Eye And Base Level Units, Plumbed For Washing Machine And Dryer, Breakfast Bar, Double Glazed Window To Rear Aspect, Door To Rear Garden.

## First Floor Landing

Carpet, Loft Access, Coving To Ceiling, Doors To All Bedrooms, Door To Bathroom, Door To WC.

## Bedroom 1

uPVC Double Glazed Window To Front Aspect, Fitted Wardrobes, Coving To Ceiling, Carpet, Radiator.

## Bedroom 2

uPVC Double Glazed Window To Rear Aspect, Fitted Wardrobes, Cupboard Housing "Potterton Boiler" And Water Tank, Coving To Ceiling, Carpet, Radiator.

## Bedroom 3

uPVC Double Glazed Window To Front Aspect, Coving To Ceiling, Carpet, Radiator.

## Bathroom

Frosted uPVC Double Glazed Window To Rear Aspect, Tiled Walls, Tiled Flooring, Panelled Bath, Electric Shower, Pedestal Wash Hand Basin, Radiator.

## WC

uPVC Double Glazed Window To Rear Aspect, Low Level WC, Tiled Walls, Tiled Flooring.

## Rear Garden (North East Facing)

Part Paved Area, Part Laid To Lawn, Shrub Borders, Outside Tap, Further Decking Area To Rear With Timber Built Shed.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general











guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller s Solicitors.

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VAT: The VAT position relating to the property may change without notice

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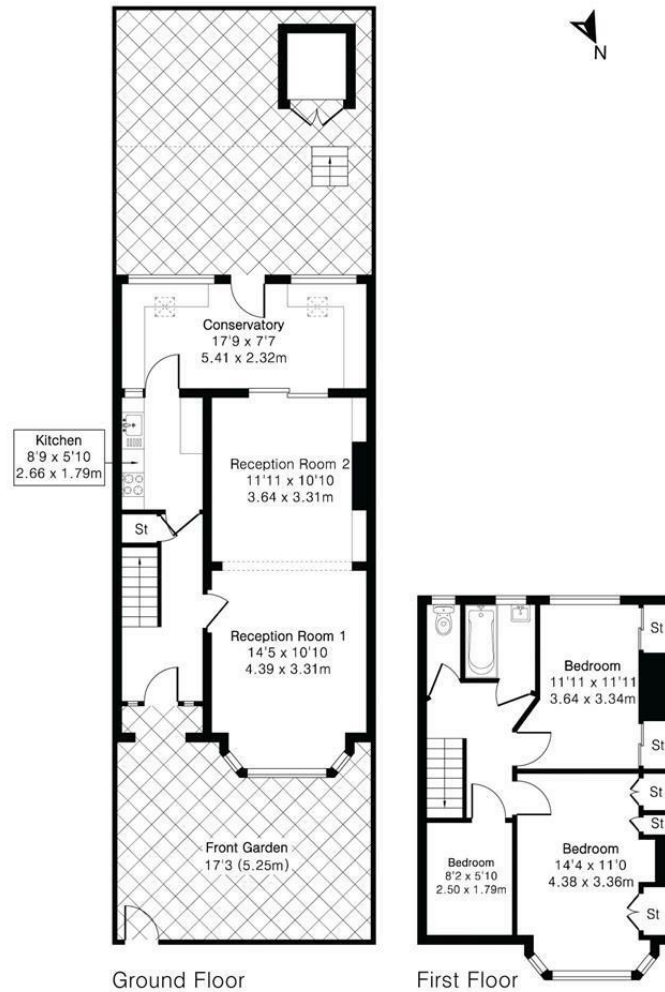
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Approximate Gross Internal Area 1052 sq ft - 98 sq m**

Ground Floor Area 603 sq ft - 56 sq m

First Floor Area 449 sq ft - 42 sq m



EPC Rating E / Local Authority: Enfield / Council Tax Band: D