



## Coran Close, Edmonton

Under Offer (SSTC)

£475,000 (Freehold)





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**A spacious three-bedroom 1930s end-of-terrace home with through lounge, conservatory, ground floor shower room, and rear garden with double garage, offered chain free and full of potential for modernisation.**

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This chain free 1930s end-of-terrace home offers a spacious layout with excellent potential for refurbishment, making it an attractive option for buyers looking to put their own stamp on a property. The ground floor includes a generous through lounge, a separate study, a conservatory overlooking the garden, and a practical kitchen. There is also the added convenience of a ground floor shower room, complementing the first floor family bathroom.

Upstairs, the property provides three bedrooms, two of which benefit from fitted wardrobes, offering flexible space for family living or home working.

The rear garden is a real asset, with both patio and lawn areas, mature shrub borders, and access to a double garage. The garage can be reached via the side gate and through the garden, making it ideal for storage, workshop use, or hobbies, rather than vehicle access. The paved front garden provides off-street parking, with a side gate linking front and rear.

Coran Close is a quiet no-through road, offering a peaceful residential setting within easy reach of everyday amenities. Edmonton Green Station (0.7 miles) provides direct rail connections into central London, while the nearby A10 and A406 give excellent road links across the capital and beyond. Local schools, shops, and parks are also close by, making this a convenient and well-connected location.

Offered with no onward chain, this probate property represents a rare opportunity to modernise a solid family home and create a tailored living space in a sought-after part of Edmonton.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Porch

uPVC sliding double glazed door, wooden door leading to inner hallway.

## Inner Hallway

Coving to ceiling, carpet, radiator, stairs to first floor landing, understairs storage cupboard housing gas meter, door to lounge, sliding door to kitchen, access to study.

## Lounge

Coving to ceiling, carpet, 2x radiator, uPVC double glazed window to front aspect, sliding double glazed door leading to conservatory.

## Kitchen

Tiled walls, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, uPVC double glazed door leading to rear garden, laminate wood flooring, radiator, eye and base level units, sink with mixer tap, space for washing machine, space for dryer, space for gas oven and hob with extractor over, space for fridge, space for freezer, wall mounted 'Potterton' boiler.

## Study

Coving to ceiling, carpet, uPVC double glazed window to front aspect, door leading to shower room.

## Shower Room

Tiled walls, frosted uPVC double glazed window to side aspect, carpet, radiator, sink with hot and cold tap, low level WC, walk-in shower cubicle.

## Conservatory

uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, laminate wood flooring.





## First Floor Landing

Coving to ceiling, frosted uPVC double glazed window to side aspect, loft access, carpet, doors to all bedrooms, door to bathroom.

## Bedroom 1

Coving to ceiling, uPVC double glazed window to front aspect, carpet, radiator, fitted wardrobe.

## Bedroom 2

uPVC double glazed window to rear aspect, laminate wood flooring, radiator, fitted wardrobes.

## Bedroom 3

uPVC double glazed window to front aspect, laminate wood flooring.

## Bathroom

Frosted uPVC double glazed window to rear aspect, laminate wood flooring, radiator, low level WC, pedestal wash hand basin, panelled bath.

## Rear Garden

Part paved patio area, rest laid to lawn, shrub borders, outside tap, timber built shed, side gate leading to front garden, door to garage.

## Garage

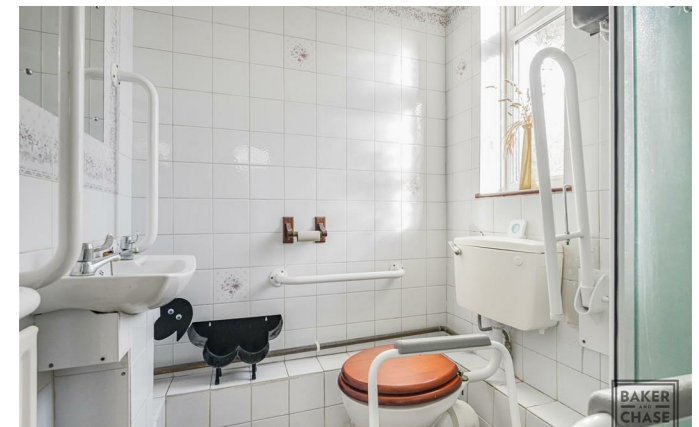
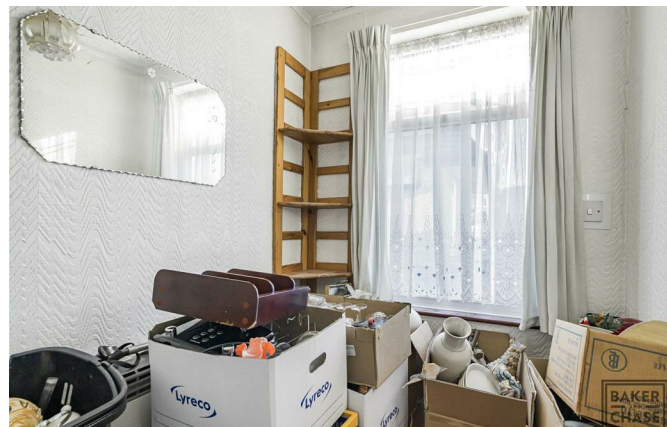
Double garage.

## Front Garden

Paved for off-street parking, side gate leading to rear garden.

## 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. Items shown in photographs are NOT included. They may however be available by separate negotiation.

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.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.





**Approximate Gross Internal Area 1030 sq ft - 96 sq m  
(Excluding Outbuilding)**

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 376 sq ft – 35 sq m

Outbuilding Area 339 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D