



Lyndhurst Road, Edmonton, N18 2QA

GUIDE PRICE  
£480,000

 **Coultons**

## PROPERTY SUMMARY

For sale by Modern Auction – T&C's apply.

This property is for sale by the Modern Method of Auction.

A five bedroom terraced house situated in a sought-after location of Edmonton, approximately 0.5 miles to Silver Street and Edmonton Green Stations. This superb house has been extended and refurbished to a very high standard boasting 1756sq.ft of internal living space with contemporary and modern interiors. This property has a large open plan lounge/modern fitted kitchen with integrated appliances, bright and spacious family shower room/ downstairs cloakroom and two bedrooms with En-Suites. Added benefits includes under floor heating, gas central heating and double glazing.

The large rear garden is south facing with a paved & decked patio with barbecue area. Locally you will find a choice of trendy coffee shops and restaurants along Edmonton Green shopping facilities, as well as within Catchment of Great Schools.

Sold on a chain free basis.

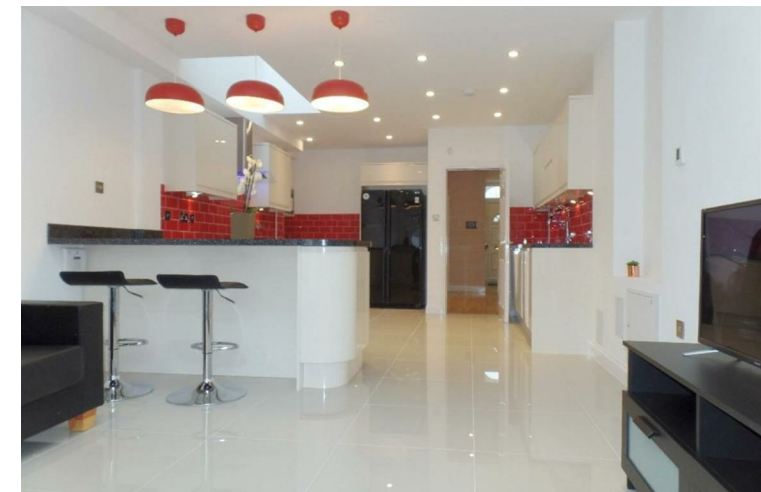
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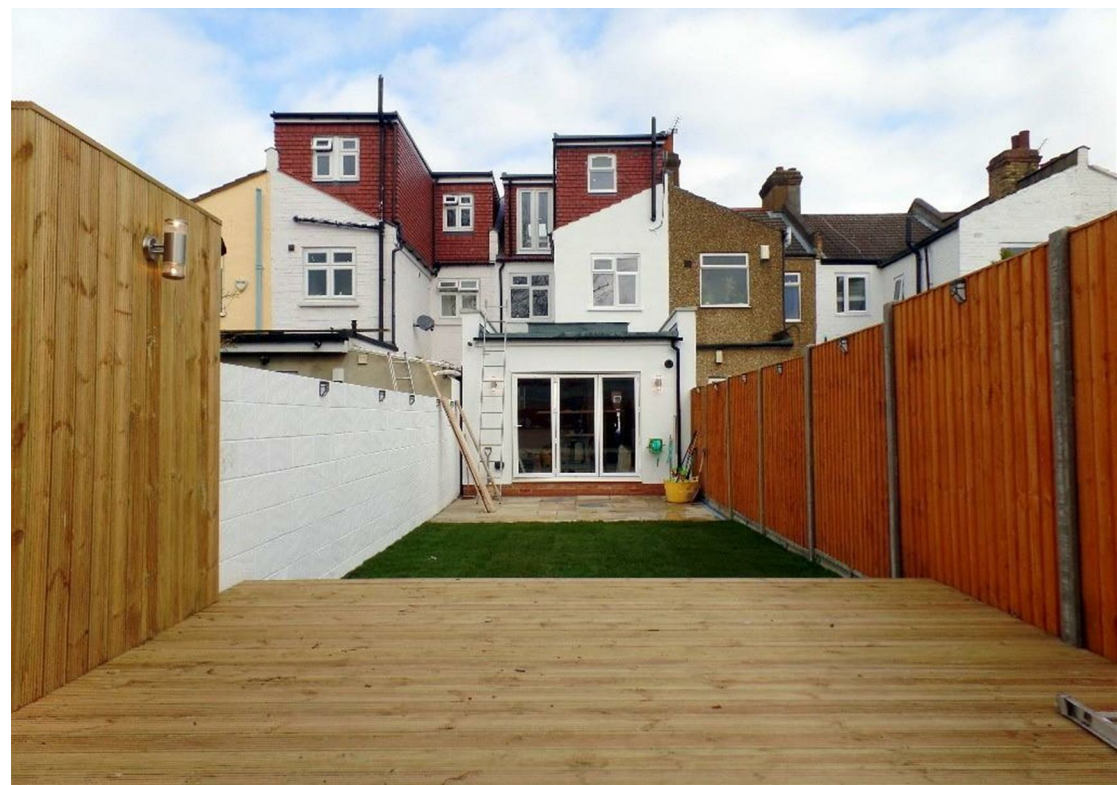
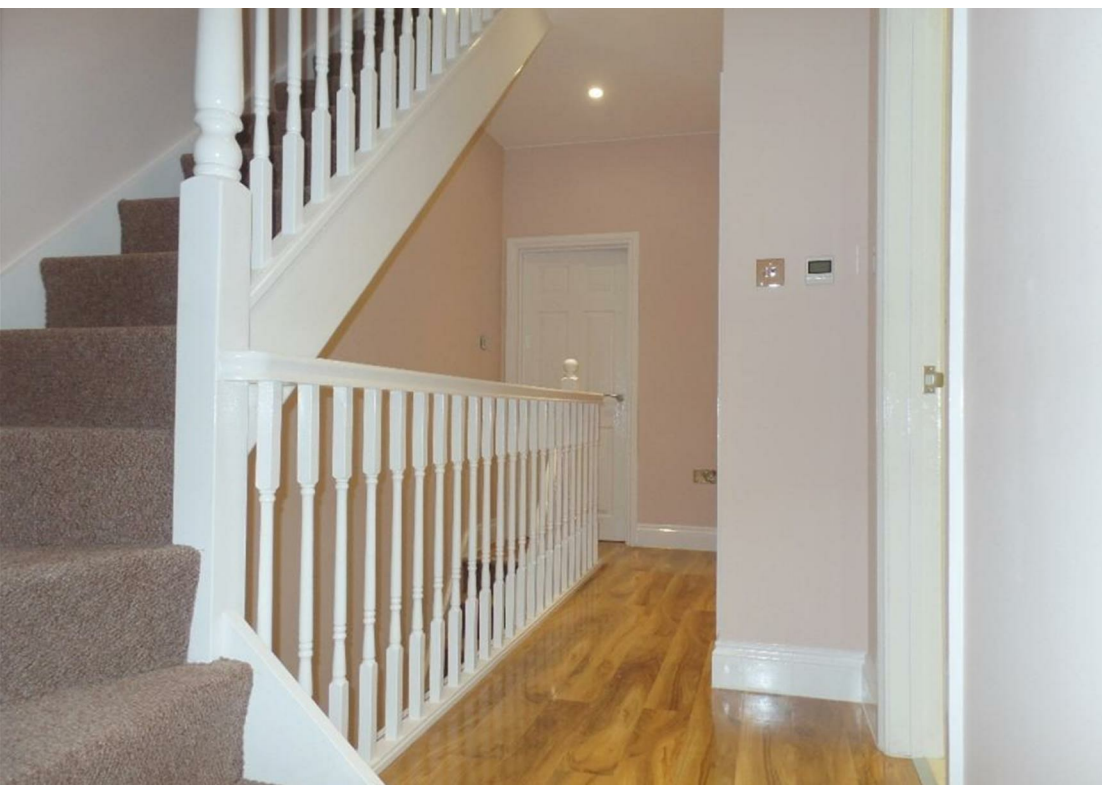
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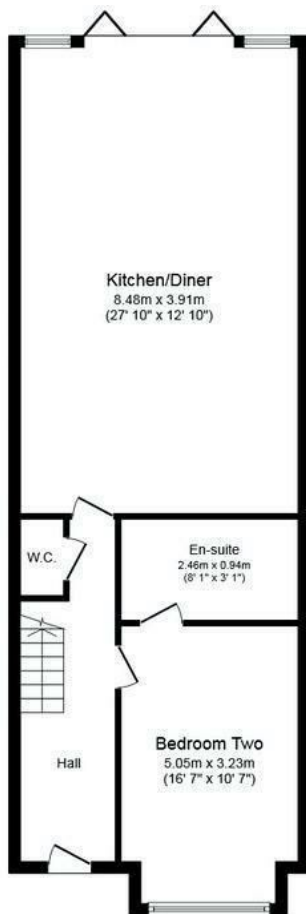
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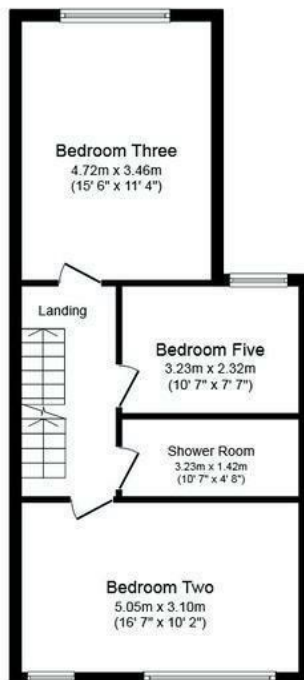




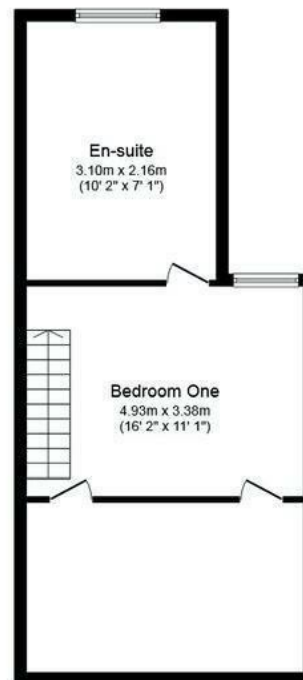




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 165.4 sq.m. (1,780 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**LOCAL AUTHORITY**

Enfield

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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