



Ash Grove, London, N13

A well presented three bedroom bay fronted 1930's terraced house, located on a popular residential turning within a one mile walk of Palmers Green's shops and transport facilities. The accommodation consists; spacious lounge, dining room, kitchen with appliances and ground floor WC with two double bedrooms, one single bedroom and family bathroom to the first floor. Front and rear gardens, with garage facility to the rear, this family home is available from 21st June '24. EPC D.

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£2,050 pcm

Council Tax Band E



Entrance Hallway

Part obscure uPVC double glazed entrance door. Wooden parquet floor. Understairs storage. Access to first floor.

Bay fronted Living Room 15' 0" into bay x 12' 2" (4.57m x 3.71m)

Double glazed bay window to front. Carpet.

Dining Room 11' 2" x 11' 0" plus bay (3.40m x 3.35m)

Tiled fire surround. Wooden floor. Wooden shelving and cupboard. Double glazed door in bay window to rear.

Kitchen 13' 11" x 6' 7" (4.24m x 2.01m)

Modern range of high gloss wall mounted and base level units with rolled edge work surface and tiled splash back. Appliance to include; four ring ceramic hob with electric double oven beneath and cooker hood over, integrated dishwasher and free standing washing machine. Tiled flooring. Double glazed window to side. Access to lobby with double glazed door to rear garden and further door leading to;

Ground Floor WC

Close coupled WC. Quarry tiled floor. Obscure double glazed window to rear.

First Floor Landing

Wooden floor. Door to built in airing cupboard. Access to loft storage.

Bedroom 1 15' 5" into bay x 11' 2" (4.70m x 3.40m)

Double glazed bay window to front. Wooden flooring. Tiled fire surround.

Bedroom 2 14' 0" into bay x 9' 4" (4.26m x 2.84m)

Double glazed bay window to rear. Wooden floor. Fitted wardrobes.

Bedroom 3 10' 8" > 8' 4" x 6' 7" (3.25m x 2.01m)

Double glazed oriel type window to front. Carpet.

Bathroom

White suite comprising; close coupled WC, pedestal wash hand basin and wood panelled bath with tiled surround and shower mixer with hose attachment over. Wall mounted medicine cabinet. Wall mounted electric heater.

Exterior

Front garden being laid to flower bed borders with pathway to front door. Rear garden is laid to lawn with shrub and flower bed borders. access to rear vehicular access and detached single garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Ash Grove 177 High Green Hutton M13

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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