



Winchester Road, London, N9 9EF

Asking Price £410,000



Winchester Road

London, N9 9EF

Local Authority: Enfield

Tax Band: D

- EPC RATING 57D
- CHAIN FREE
- THREE/FOUR BEDROOMS
- WALKING DISTANCE TO EDMONTON GREEN UNDERGROUND STATION
- SCOPE TO MODERNISE & EXTEND (stpp)
- OWN REAR GARDEN

Sandra Davidson Estate Agents are pleased to offer FOR SALE, nestled in the vibrant heart of Edmonton, N9, this charming three-bedroom terraced family home presents an excellent opportunity for those looking to modernise and develop (subject to planning permission). The property is conveniently situated on Winchester Road, just a short stroll from the bustling Edmonton Green Overground and Bus Station, making it ideal for commuters and families alike.

Upon entering, you are greeted by a reception room, further lounge (used as bedroom four) followed by a functional galley kitchen while the downstairs bathroom suite adds to the practicality of the home. The low maintenance garden, provides a delightful outdoor space for family gatherings or quiet moments in the sun.

The first floor features three bedrooms, making it an ideal layout for families or those needing extra space. Additionally, the property benefits from useful loft space for storage, ensuring that every inch of the home is utilised effectively.

Key features of this property include gas central heating and double-glazed windows, which enhance comfort and energy efficiency. On-street parking is readily available, providing convenience for residents and visitors alike.

This property can only be appreciated by internal inspection, IS OFFERED CHAIN FREE and comprises:



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ENTRANCE

via enclosed glazed door into porch with further glazed door into entrance hall with: laminate wood flooring, carpeted stairs to first floor, radiator, light, doors to:

RECEPTION

17'3" x 11'6" (5.25m x 3.50m)

Double glazed window to front, radiator, laminate wood flooring, light

LOUNGE(USED AS BEDROOM FOUR)

8'0" x 9'7" (2.44m x 2.92m)

Double glazed window to rear, radiator, laminate wood flooring, light

KITCHEN

9'10" x 8'10" (3.00m x 2.70m)

Fitted wall and base units, work surface with tiled splash back, four ring hob with extractor hood over, one bowl sink with drainer, wall mounted boiler, radiator, ceiling light, double glazed window to flank, space and services for washing machine, vinyl flooring, door to:

LOBBY

Double glazed door to garden, door to:



BATHROOM

Suite comprising; bathtub, low level WC, pedestal hand wash basin, vinyl flooring, tiled walls, double glazed window to flank and rear, enclosed ceiling light

LANDING

fitted carpet, access to loft space, light, doors to:

BEDROOM ONE

14'7" x 15'1" (4.44m x 4.60m)

Double glazed bow window to front, further double glazed window to front, radiator, fitted carpet, fan-light

BEDROOM TWO

11'4" x 9'9" (3.46m x 2.96m)

Double glazed window to rear, radiator, laminate wood flooring, light

BEDROOM THREE

10'2" x 8'10" (3.10m x 2.70m)

Double glazed window to rear, radiator, fitted carpet, fan-light

EXTERIOR

22'11" (7m)

Low maintenance rear garden measures approximately 23'

AGENTS NOTE

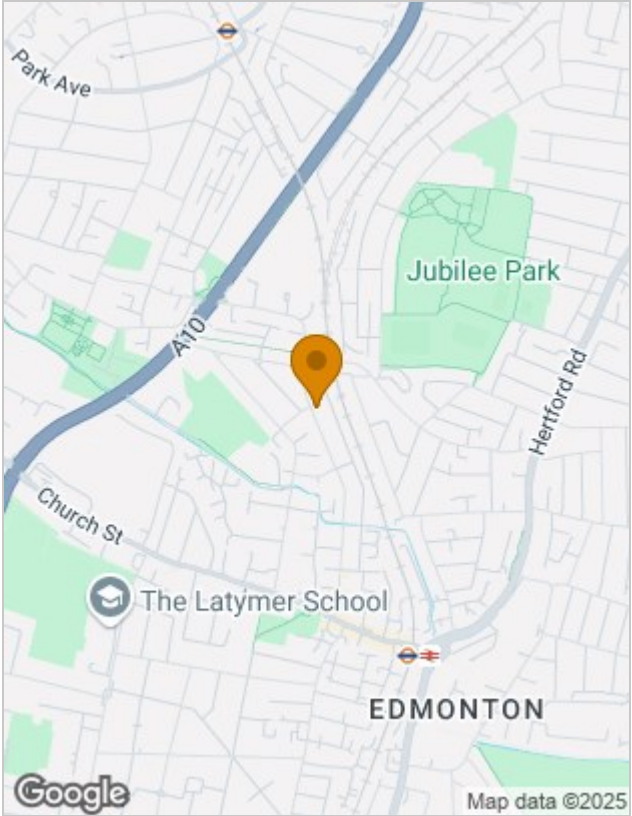
None of the services or appliances have been tested by Sandra Davidson Estate Agents



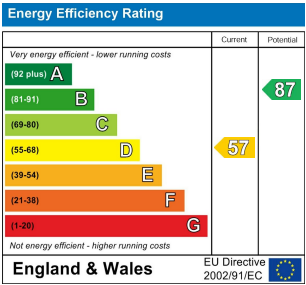
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.