



STEEPLESTONE CLOSE, EDMONTON, LONDON, N18

A beautifully presented and extended, end-of-terrace Peter Dean style house, situated on the borders of Palmers Green and within catchment of the popular Oakthorpe Primary School. The ground floor accommodation comprises; separate front reception room, bright and spacious lounge opening to an extended kitchen and dining area plus a downstairs WC, whilst on the first floor you have a family bathroom and 3 bedrooms. Outside, there is a private 40ft rear garden, garage with rear access and large driveway for 2 cars. The property is fully double glazed and has gas central heating.

Available on an Unfurnished basis from early May.



ACCOMMODATION

* BRIGHT FRONT RECEPTION ROOM * OPEN PLAN KITCHEN / LIVING & DINING ROOM * TILED FLOORS TO GROUND FLOOR WITH UNDERFLOOR HEATING * STUNNING FITTED KITCHEN WITH APPLIANCES * DOWNSTAIRS WC * 3 BEDROOMS (2 DOUBLES & 1 SINGLE) * FAMILY BATHROOM * 42FT REAR GARDEN * OFF STREET PARKING FOR 2 CARS IN FRONT DRIVEWAY * GARAGE TO REAR*

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £2,800 PER CALENDAR MONTH

ENTRANCE HALL 12'3" x 5'10" (3.75m x 1.79m)

Accessed via the composite door into the spacious Entrance Hall with natural light flooding in through the roof lantern and side lights either side of the front door. Tiled floor with underfloor heating, spotlights.



RECEPTION ROOM 15'10" x 11'5" (4.84m x 3.48m)

Round double glazed bay to the front, neutrally decorated with white walls, tiled floor with underfloor heating, spotlights.



KITCHEN/LIVING ROOM 29'9" x 17'3" (9.08m x 5.26m)

Bifolding doors out to the patio, neutrally decorated with white walls, tiled floor with underfloor heating, spotlights.



LIVING AREA



KITCHEN AREA

White gloss handleless wall & base units topped with quartz worktops and glass splashbacks. Integrated appliance including; side-by-side larder fridge & larder freezer, induction hob with extractor above, eye-level Oven and Microwave, dishwasher & washing machine..



KITCHEN AREA (pic 2)



DINING AREA

Set by the Bifolding doors and under the roof lantern, this area is perfect the evening family meal or for entertaining.



DOWNSTAIRS WC



FIRST FLOOR LANDING



BEDROOM 1 15'11" x 11'5" (4.86m x 3.49m)

Round double glazed bay to the front, neutrally decorated with white walls and sliding door wardrobes to one wall, radiator, oak flooring.



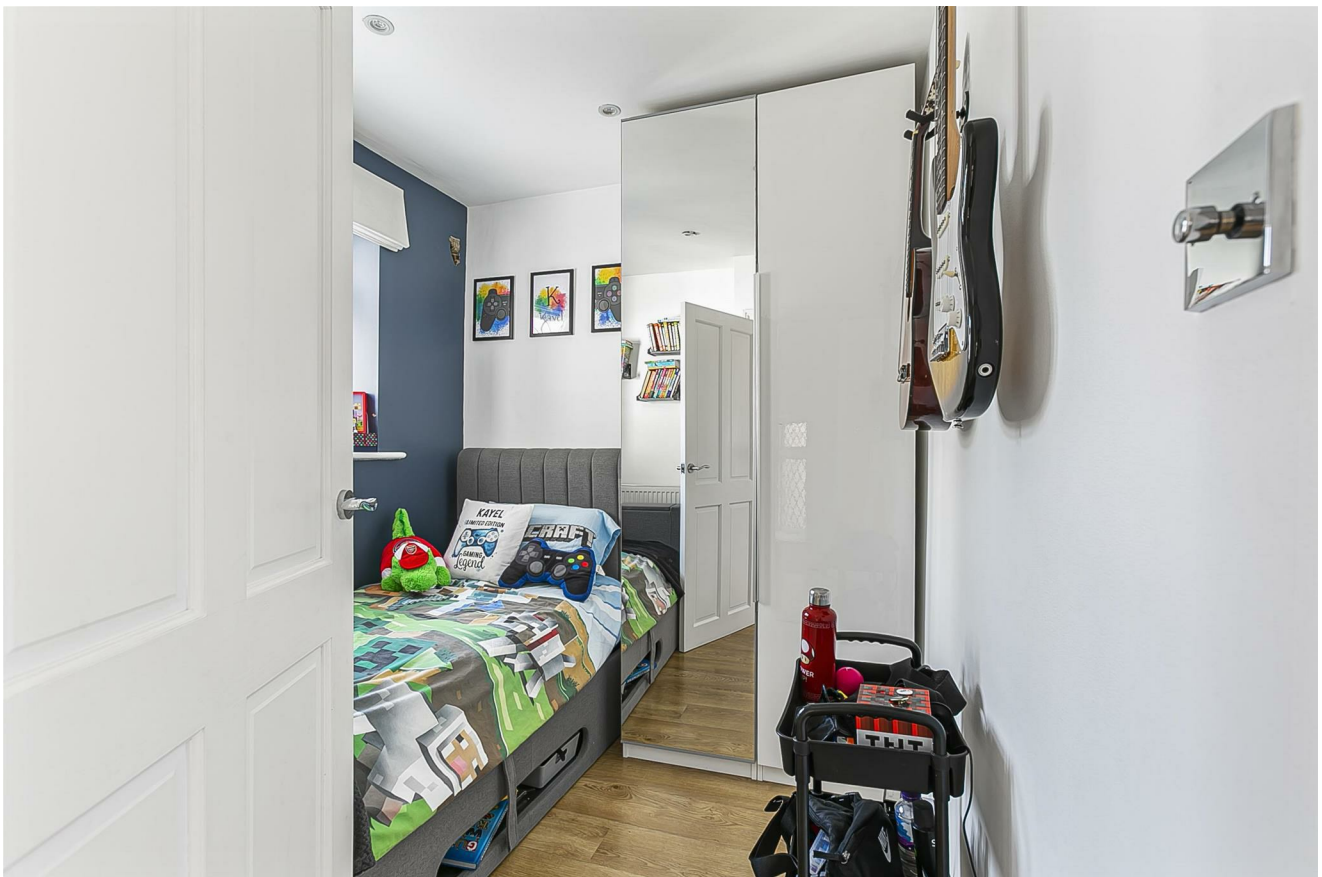
BEDROOM 2 12'2" x 10'7" (3.73m x 3.24m)

Double glazed window to the rear, neutrally decorated with white walls, radiator, oak flooring.



BEDROOM 3 9'0" x 7'2" (2.76m x 2.20m)

Double glazed window to the front, neutrally decorated with white walls and fitted double wardrobes to one wall, radiator, oak flooring.



BATHROOM

Fully tiled walls & floor, with double glazed frosted window to the rear. White bathroom suite, comprising oval-shaped inset bath, floating round handwash basin and concealed cistern WC



REAR GARDEN approx 42'0" (approx 12.80m)

With paved patio just outside the bifold doors leading onto a lawn with paved path to rear patio, next to the rear garage.



Steeplestone Close, London N18

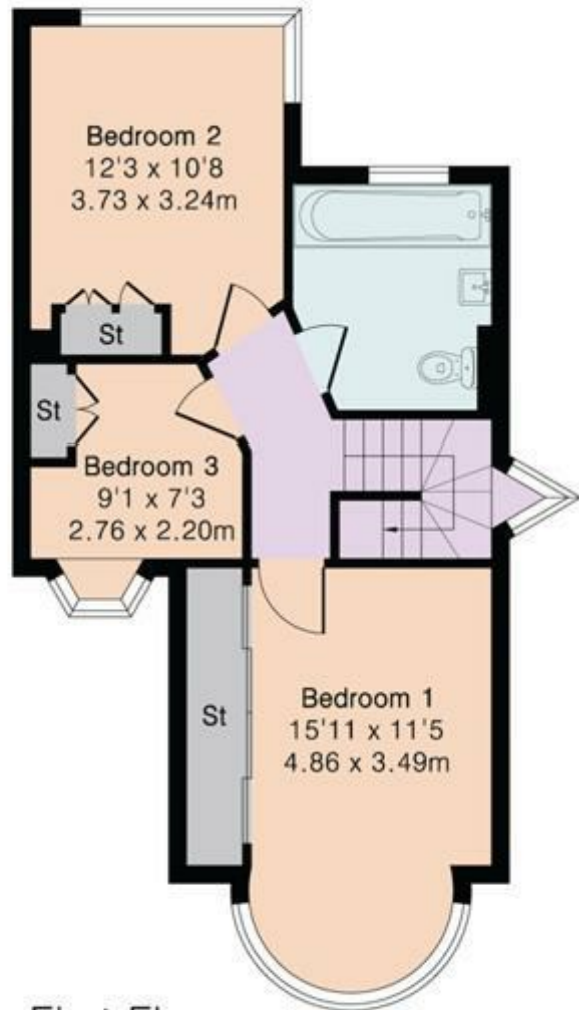
Approximate Gross Internal Area 1271 sq ft - 118 sq m

Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 464 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

Call. 020 8449 2255

sales@michaelwright.co.uk

