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St. Peter's Road, Edmonton

PROJECT FOR MODERNISATION: A 1930's family home with garage and garden with lots of potential that is ideal for buyers looking for a project.

£410,000

01992 87 85 80



Overall Description

This 1930's terraced house is in a quiet residential area close to local schools, shops and other amenities. It has three bedrooms and a bathroom upstairs with hallway, two receptions and kitchen on the ground floor. The property has gas central-heating and double-glazed windows but would benefit from internal modernisation to create a lovely spacious family home. There may also be potential to convert the loft, or extend to the rear, as has been done to other properties in the local area (subject to the usual consents). There is a good sized garden to the rear and a garage to the side. This property has plenty of potential so viewing is advised - please call to book onto the Open Day running from 10am to 11am on Saturday 16th December. The property is being sold with no chain and probate has been applied for and should be through in 16 weeks (early April).

Location

The house is situated in a quiet residential street in Edmonton around a ten minute walk from Silver Street Station (with its regular trains to Liverpool Street, Cheshunt and Enfield Town). There are a good selection of local shops within walking distance along the Hertford Road which also has bus stops for local bus services (including to Silver St). There are plenty of local schools in the area including the Houndswood Primary School, Wren Academy, Aylward Academy, Hazelwood Junior School and The Latymer School, all within walking distance. Jubilee Park is around a ten minute walk away and the Lee Valley leisure Complex and Golf Course is also close by.

Accommodation

From the paved garden area the part-glazed front door leads into the:

Entrance Hall 11'7 x 5'5

Stairs to first floor. Telephone point. Central-heating thermostat. Radiator.

Sitting Room 13'6 into bay x 11'3 (4.11m into bay x 3.43m)

Bay window to front. Open fireplace. Radiator.

Dining Room 17'3 x 10'6 (5.26m x 3.20m)

French doors to garden. TV aerial point. Under-stairs cupboard. Radiator.

Kitchen 8'8 x 6'7 (2.64m x 2.01m)

Window to side and rear. Kitchen units with roll-top work surfaces and one and a half bowl stainless steel sink unit. Space for gas oven and hob. Space and plumbing for washing-machine. Space for fridge/freezer. Wall-mounted central-heating boiler. Glazed door to gardens.

First Floor 7'4 x 5'10 (2.24m x 1.78m)

From the hallway stairs lead up to the landing. Loft hatch.

Bedroom One 13'8 into bay x 10'11 (4.17m into bay x 3.33m)

Bay window to front. Radiator.

Bedroom Two 11' x 10'7 (3.35m x 3.23m)

Window to rear.

Bedroom Three 7'5 x 6'10 (2.26m x 2.08m)

Window to front.

Bathroom 6'1 x 5'10 (1.85m x 1.78m)

Frosted window to rear. Panel bath with electric shower above. Low-level WC. Wash-hand basin. Radiator.

Outside

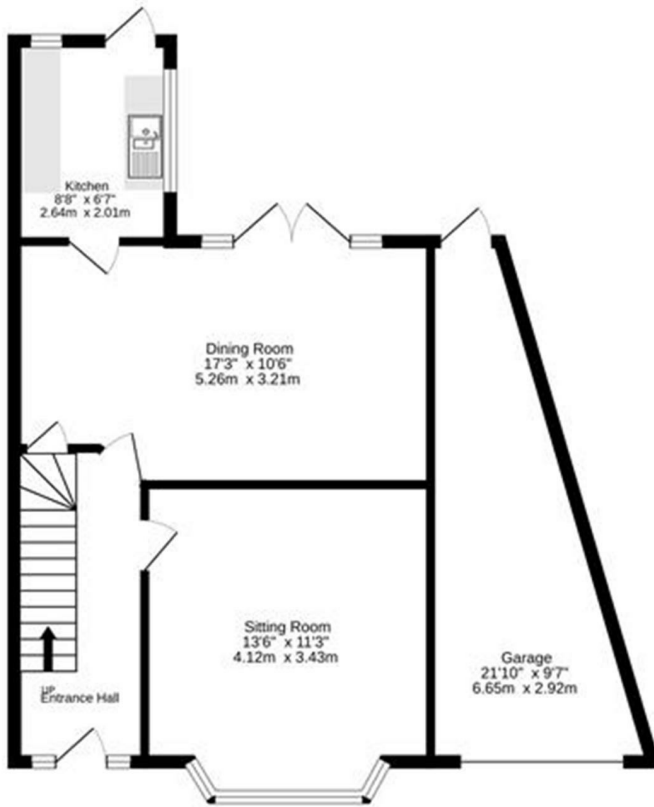
The property has a low maintenance paved area of front garden next to the GARAGE: 21' x 9'7 widest (tapering to 4'6) with garage door to front and glazed door to the garden. The back garden is approx. 40' in length and has a patio area next to the house.

Services and Other Information

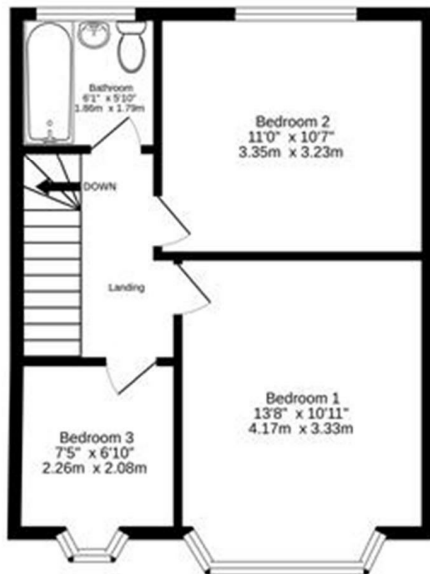
Mains water, drainage, gas and electricity. Gas central-heating. TV aerial. Council Tax D.



Ground Floor
617 sq.ft. (57.3 sq.m.) approx.



1st Floor
414 sq.ft. (38.5 sq.m.) approx.




TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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