

INCORPORATING...

brian **dadd** commercial

FOR SALE

£575,000

- Three Bedroom Period House
- Recently Refurbished
- Fully Double Glazed
- Two Separate Receptions
- Landscaped Rear Garden
- Modern Kitchen / Bathroom
- Close to Station & Amenities
- Chain Free

CONTACT: 020 8506 9800
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96 CAVENDISH ROAD, LONDON, E4 9NG



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Entrance

Via UPVC part glazed door to entrance hall with stairs to first floor landing, radiator, carpet, doors to:

Reception One

13'1 x 11'4

Double glazed bay window to front aspect, radiator, coving, power points, carpet.

Reception Two

12'0 x 10'10

Double glazed window to rear aspect, radiator, coving, power points, carpet, access to kitchen.

Kitchen

12'10 x 10'3

Double glazed window to rear aspect, fitted wall and base units with built-in oven, hob and extrator hood, single drainer sink unit with mixer tap, plumbed washing machine, fridge freezer, radiator, spot lights, power points, part tiled walls vinyl flooring, understairs storage cupboard, part glazed upvc door to garden.

Bedroom One

14'10 x 11'2

Double glazed windows to front aspect, radiator, power points, carpet.

Bedroom Two

10'11 x 9'2

Double glazed window to rear aspect, radiator, power points, carpet.

Bedroom Three

9'5 x 8'5

Double glazed window to rear aspect, radiator, power points, carpet.

Bathroom

Obscure double glazed window to side aspect, white suite comprising panelled bath wit mixer tap and shower attachment, built-in shower valve, wall mounted vanity wash hand basin, low level wc, chrome heated towel rail, part tiled walls, vinyl flooring.

Garden

Landscaped rear garden comprising newly laid patio area with raised lawn and flower beds.



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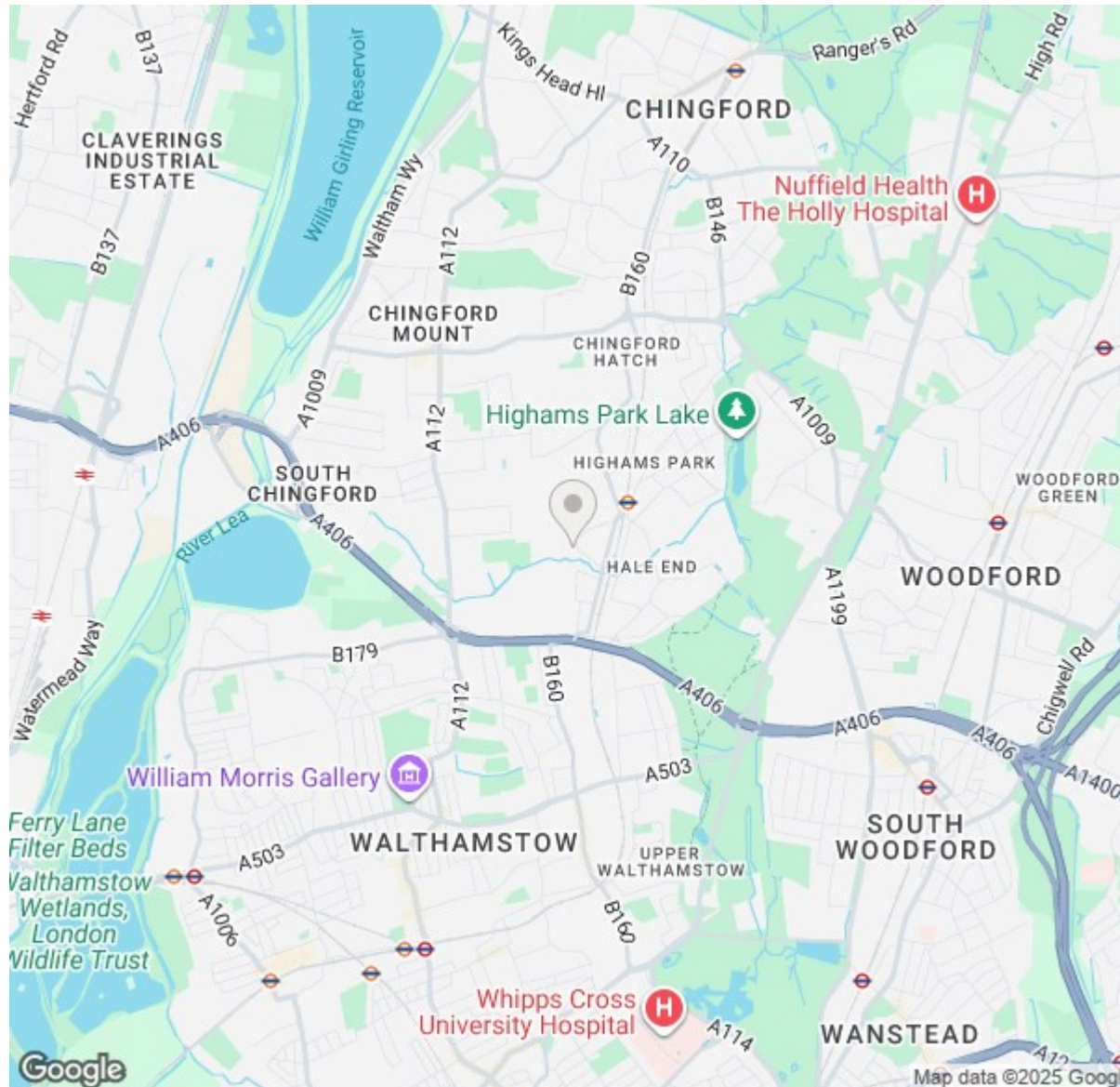
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive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

RESIDENTIAL