



 **3**
Bedrooms

 **1**
Bathroom

Mantlestates



Mantlestates are pleased to offer this extended 3 bedroom terraced house with a south facing garden, double glazed, gas central heating & off street parking. Well located to local schools and a short drive to the A406, A10 & M25. Offered chainfree.

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ENTRANCE PORCH: 2' 01" x 5' 03" (0.64m x 1.60m)

Double-glazed sliding door to the front aspect, tiled floor.

THROUGH LOUNGE: 22' 06" x 17' 01" (6.86m x 5.21m)

Double glazed front door, bay double glazed window to the front aspect, laminate floor, double radiator, coving to ceiling, under stairs storage cupboard.

KITCHEN: 15' 09" x 7' 03" (4.80m x 2.21m)

(15'09 X 7'03) X (5'07 X 6'00) Double glazed door to the garden, double glazed window to the rear aspect, wall & base units, plumbing for washing machine, gas hob, electric oven, extractor, plumbing for dishwasher, laminate floor.

LANDING: 7' 05" x 6' 00" (2.26m x 1.83m)

Carpet & loft access.

BATHROOM: 5' 06" x 6' 00" (1.68m x 1.83m)

Double-glazed window to the rear aspect, panel bath with mixer taps and shower attachment, wash hand basin with mixer tap, low-level flush w/c, radiator, and tiled walls.

REAR BEDROOM: 10' 01" x 10' 08" (3.07m x 3.25m)

Double glazed window to the rear aspect, wall-to-wall fitted wardrobe, radiator, carpet.

FRONT BEDROOM:

Bay double-glazed window to the front aspect, carpet, and double radiator.

FRONT BEDROOM: 6' 06" x 6' 00" (1.98m x 1.83m)

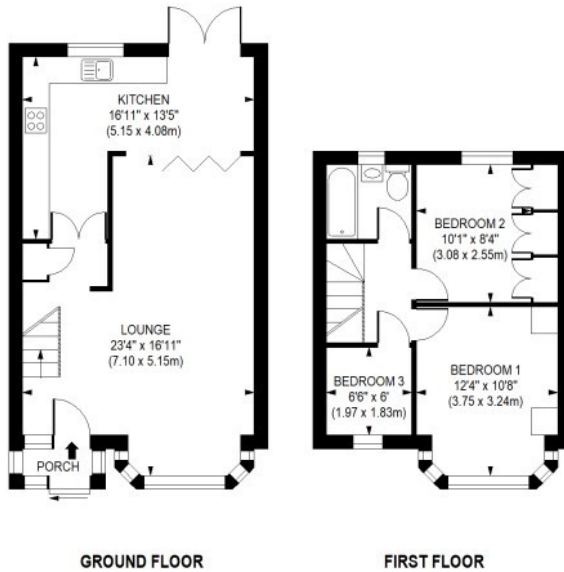
Double-glazed window to the front aspect, radiator, and carpet.

GARDEN: 47' 00" x 17' 00" (14.33m x 5.18m)


Mainly laid to lawn, patio area, and garden shed.

**PEMBROKE ROAD,
LONDON, N13 5AI**

Approximate Gross Internal Floor Area
860 sq.ft / 79.89 sq.m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Pembroke Road, London, N13

