



In our opinion a well presented two bedroom extended Victorian terraced property situated within 1/2 a mile of Edmonton Green with its shopping facilities and transport links including an overground station. The property has features that include: two reception rooms, gas central heating, double glazing and two double bedrooms.

**St Peter's Road  
N9**

**Offers in excess of  
£374,950 F/H**

## **GROUND FLOOR:**

### **ENTRANCE:**

Path to front door to hall

### **HALLWAY:**

Wood laminate flooring, stairs to first floor, radiator, door to reception 1

### **RECEPTION 1:**

24' 6" x 11' 4" (7.46m x 3.45m); Double glazed bay window to front aspect, feature fireplace, wood laminate flooring, built-in storage, understairs storage, tv point, door to kitchen, double glazed door to rear garden

### **KITCHEN:**

11' 4" x 8' 1" (3.45m x 2.46m); Fitted wall and base units with roll edge worksurfaces, space for fridge/freezer, stainless steel sink/drainage with mixer tap, plumbed for washing machine and dishwasher, wall mounted boiler, integrated electric oven and gas hob, extractor, tiled floors, door to lobby, double glazed window to side aspect

### **LOBBY:**

Tiled floor, door to garden, reception 2 and cloakroom (wc)

### **RECEPTION 2:**

7' 9" x 6' 7" (2.36m x 2.01m); Double glazed window to rear aspect, radiator, wood laminate flooring

### **WC:**

Low flush ec, tiled walls, tiled floor, extractor

## **FIRST FLOOR:**

### **LANDING:**

Access to loft, storage cupboard, doors to bedrooms and bathroom

### **BEDROOM 1:**

14' 8" x 13' 2" (4.47m x 4.01m); Double glazed bay window to front aspect, double glazed window to front aspect, radiators

### **BEDROOM 2:**

11' 1" x 8' 3" (3.38m x 2.51m); Double glazed window to rear aspect, radiator, fitted wardrobe

### **BATHROOM:**

11' 4" x 8' 1" (3.45m x 2.46m); Panel bath with mixer tap and shower attachment, low flush wc, hand wash basin with mixer tap, airing cupboard, partly tiled walls, towel radiator, double glazed window to rear aspect

### **REAR GARDEN:**

40' (12.18m) approx; Paved area, patio, lawn, shrub borders, outside light, outside tap, shed to rear

### **VIEWINGS:**

Strictly by appointment

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