



57 Edinburgh Drive
Offers Over £370,000

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- Double Fronted Detached Home
- Family Bathroom & Ensuite Shower Room
- Substantial Modern Open Plan Kitchen/Dining/Living Room
- Detached Double Garage
- Cul-De-Sac Location
- Four Double Bedrooms
- Two Front Aspect Reception Rooms/Games Room/TV Room/Study
- Downstairs WC & Separate Utility Room
- Multi-Car Driveway
- Large South Facing Garden



Occupying an impressive plot within a cul-de-sac enclave off Edinburgh Drive, this detached double fronted family home comes to market in great decorative order throughout. The list of features & benefits is lengthy but for starters, you can expect four double bedrooms plus a large family bathroom & ensuite shower room at first floor level - two of the bedrooms include built-in wardrobes. At ground floor level there is an abundance of space that includes two separate reception rooms that have a multitude of uses that includes: TV room, study, games room or even a 5th bedroom if there was a need. To the rear, you'll find the heart of the home - a modern full width open plan kitchen/dining/living room with bi-fold door access to a fantastic sized South facing garden & patio space. Like any home of this calibre, there is a separate utility room, as downstairs WC as well as a detached double garage with driveway out front.



Total floor area 160.1 sq.m. (1,723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
57 Edinburgh Drive EC3A 3JG, LONDON NE23 6NY	Energy rating C	Valid until 26 February 2033
Property type Detached house		Certificate number 2331-0322-7200-0984-0226
Total floor area 131 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions . https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-rebates		
Energy rating and score This property's energy rating is C. It has the potential to be C. See how to improve this property's energy efficiency.		
		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/131-0322-7200-0984-0226/plan.html>

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