



ESSEX PRIME

RESIDENTIAL

105 Station Road
London, N3 2SH
OIEO £825,000



Probate Property

Two Receptions

Large Kitchen Diner

Enormous potential for refurbishment and loft conversion

Four Bedrooms

Off street Parking

Essex Prime 01376 316261

ACCOMMODATION

Entrance Hallway 5' 3" x 24' 0" (1.60m x 7.31m)

Property is accessed via a small porch area, the entrance hallway is carpeted, radiator, access to stairs leading to first and second floor.

Reception one 12' 11" x 12' 10" (3.93m x 3.91m)

Good size reception room, high ceilings, two radiators, bay window with double glazed windows, carpeted, pendant lighting.

Reception two 11' 3" x 12' 9" (3.43m x 3.88m)

Reception two, offering high ceilings, double glazed doors, radiator, pendant lighting, white panelled door, carpeted, currently used as Bedroom.

Kitchen / Dining area 10' 5" x 33' 9" (3.17m x 10.28m)

Large Kitchen dining area, access via double glazed opaque door, two side aspect double glazed windows, side aspect opaque glazed door with side opaque glazed filler panel leading to garden, Base and eye level units, inset stainless sink 1.5 bowl with chrome mixer tap, rear aspect double glazed window, Gas hob, extractor hood, electric oven, tiled flooring and splashback tiles, white panelled door leading to separate WC, and shower room, three radiators, fluorescent lighting, Boiler.

Ground floor Shower room 3' 8" x 8' 6" (1.12m x 2.59m)

Separate Shower room, comprising of white glazed shower cubicle, white hand basin with chrome mixer tap, white radiator /Towel rail, floor to ceiling tiled walls extractor fan, white panelled door, leading to separate WC.

First Floor Landing 5' 4" x 8' 11" (1.62m x 2.72m)

First floor landing leading to 3 bedrooms and Family bathroom

Bedroom 1 17' 3" x 12' 9" (5.25m x 3.88m)

Spacious Principal bedroom with fitted wardrobes, two double glazed windows, carpeted, two radiators, pendant and wall lights, white panelled door.

Bedroom 2 11' 8" x 12' 11" (3.55m x 3.93m)

Good size double bedroom, fitted wardrobes, carpeted, rear aspect double glazed windows, pendant lighting, radiator, white panelled door.

Family Bathroom 4' 9" x 9' 3" (1.45m x 2.82m)



Family bathroom comprising of white panelled bath, with hose attachment, white hand basin on pedestal with chrome mixer tap, low level flush toilet, side aspect opaque double glazed window, tiled walls and flooring, extractor fan, fluorescent lighting, white panelled door.

Bedroom 3 10' 3" x 12' 4" (3.12m x 3.76m)

single bedroom currently used as Kitchenette, rear aspect double glazed window, white panelled door, pendant lighting.

second floor landing 5' 7" x 4' 3" (1.70m x 1.29m)

Bedroom 4 12' 4" x 19' 4" (3.76m x 5.89m)

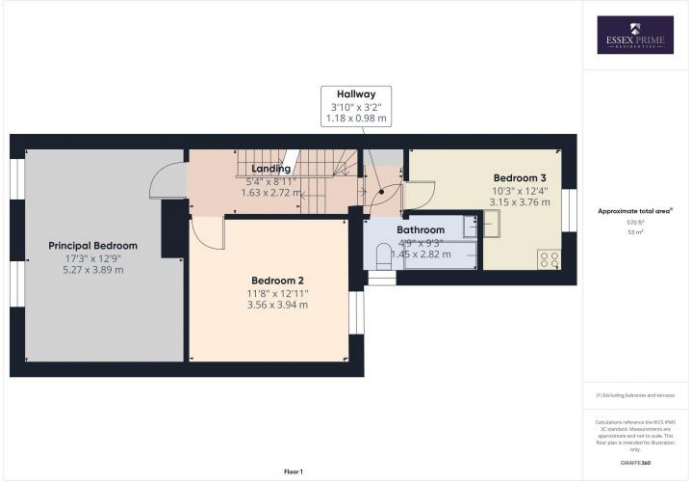
spacious fourth bedroom with front aspect double glazed window, some restricted head height, pendant lighting, eaves storage, white panelled door. the property is currently being cleared.

Rear Garden

Good size garden partially laid to lawn, enclosed with timber fence panels, access to Kitchen, side gate leading to front of the house, ample space for entertaining and BBQ'S.

Front external

off street parking



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

