



## CONWAY ROAD, N14 7BH

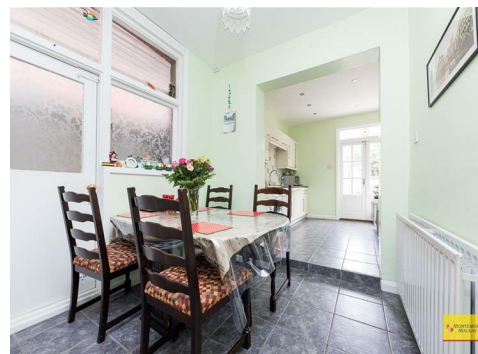


**£875,000 Freehold**

- EDWARDIAN
- 2 RECEPTIONS
- BREAKFAST ROOM
- FAMILY BATHROOM
- OFF STREET PARKING
- LAKES ESTATE
- KITCHEN
- 4 DOUBLE BEDROOMS
- 80' GARDEN
- PERIOD FEATURES

## Property Details

We have pleasure in offering for sale this Edwardian semi detached property situated on the sought after Lakes Estate. The accommodation comprises of entrance hallway with tessellated tiled floor, front reception room with stripped floorboards and feature fireplace, rear reception with feature fireplace and casement door to garden, breakfast room with door to lean to and opening to the kitchen. On the first floor there is a master bedroom, three further double bedrooms, family bathroom and separate WC. The rear garden is approximately 80' with patio area with remainder laid to lawn with shrub borders. The front garden is brick paved to provide off street parking for several vehicles. Situated in easy reach of Broomfield Park and Aldermans Hill with it's array of shops, cafes, restaurants and railway station.



## Conway Road- N14

Approximate Gross Internal Area 120.0 m<sup>2</sup> ... 1292 ft<sup>2</sup> (excluding lean to/ utility, garden)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

MORTEMORE MACKAY

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 54                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

