



## CEDARS ROAD, N21 3HB



**£715,000 Freehold**

- END OF TERRACE
- FITTED KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- PARKING SPACE
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- STUDY
- 70' GARDEN
- SOLAR PANELS

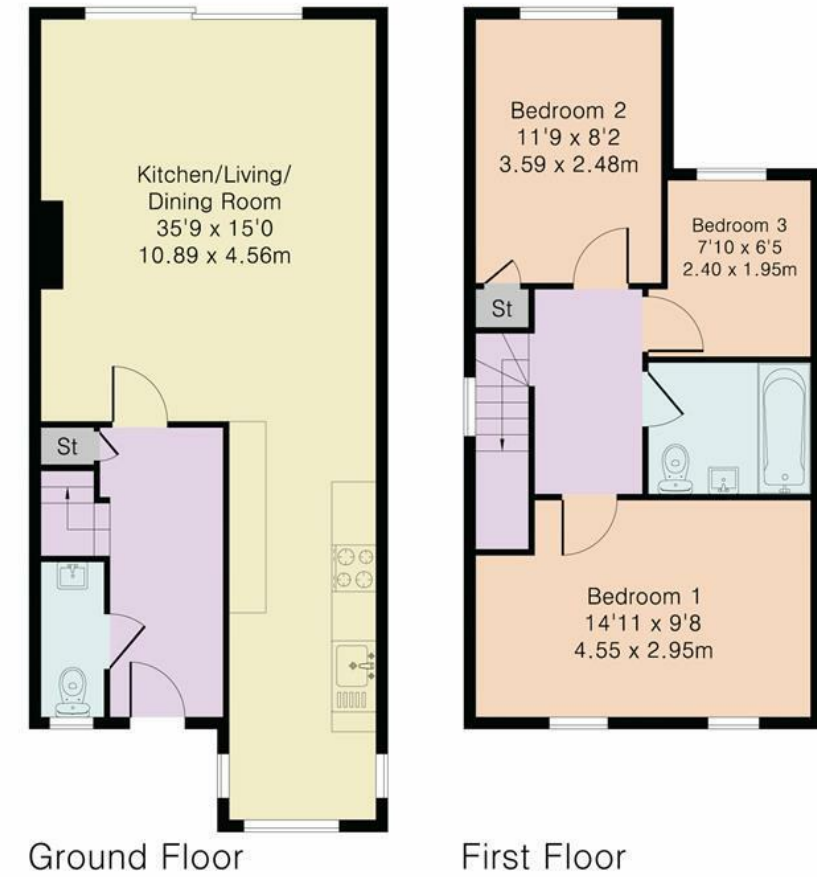


## Property Details

AVAILABLE NOW - We have pleasure in offering for sale one of three new build properties situated in this residential road of Victorian houses and these have been designed to be in keeping with the design on the road. The accommodation consists of hallway with downstairs cloakroom off, lounge with sliding doors onto the garden and opening to the kitchen with a comprehensive range of kitchen wall and base units with Corian worktops and integrated Siemens appliances. On the first floor are two double bedrooms, study and family bathroom. The rear garden has a patio area with the remainder to be turfed. At the front is a parking space for one vehicle and an electric car charger. Situated in catchment for excellent primary and secondary schools and in walking distance of local shops, restaurants and buses.



Approximate Gross Internal Area 914 sq ft – 85 sq m  
 Ground Floor Area 496 sq ft – 46 sq m  
 First Floor Area 418 sq ft – 39 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		89	91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

