



**Forest Road, London, N9 8RX**

**welcome to**  
**Forest Road, London**

Situated in a popular turning, just off Enfield High Road, within close proximity to local shops, supermarkets, bus routes and parks and within easy access of both Edmonton Green with its rail station (Liverpool Street Line) and weekly markets and the A10 with its abundance of retail facilities, this bright and spacious Victorian family house, extended and modernised by the current vendor.



### Front Door

Giving access to lounge.

### Lounge / Dining Room

23' 2" into bay window x 14' max ( 7.06m into bay window x 4.27m max )  
Solid wood floor, two double radiators, easy rise staircase to first floor, door to kitchen.

### Kitchen

13' 1" x 8' 3" ( 3.99m x 2.51m )  
Comprises a range of gloss white wall and base units, plumbing for dishwasher, integrated double oven and grill, gas hob with extractor fan over, one and a half stainless steel sink and drainer with tiled splashback, wood effect floor, space for fridge-freezer, larder cupboard, double radiator, door to utility room.

### Utility Room

7' 9" x 6' 5" ( 2.36m x 1.96m )  
Ceramic tiled floor, plumbing for washing machine, radiator, skylight, door to cloakroom/WC.

### Cloakroom / WC

Double radiator, low flush WC, pedestal basin, concrete floor.

### Conservatory

13' 7" x 10' 8" ( 4.14m x 3.25m )  
Accessed via kitchen. Ceramic tiled floor, double doors to garden.

### First Floor

#### Landing

Wood effect floor, access to loft.

#### Bedroom One

14' x 9' 10" ( 4.27m x 3.00m )  
Wood effect floor, coving to ceiling, radiator.

#### Bedroom Two

11' 1" x 8' 9" ( 3.38m x 2.67m )  
Double radiator.

#### Bathroom

9' 4" x 8' 4" ( 2.84m x 2.54m )  
Comprises panelled bath with mixer taps, shower attachment, low flush WC, pedestal basin, double radiator, sunken spotlights to ceiling, tiled shower cubicle, ceramic tiled floor, wall mounted gas central heating boiler.

### Outside

#### Front Garden

Part paved.

#### Rear Garden

Concrete patio, tiled path to outhouse, tap, measuring approximately 50'.

#### Gym / Office / Garden Room

12' 5" x 10' ( 3.78m x 3.05m )  
Power and light.



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welcome to

## Forest Road, London

- Large Open Planned Living Room
- Spacious Modern Fitted Kitchen
- Utility Room
- Two Double Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: Awaited

Offers Over

**£425,000**



Please note the marker reflects the postcode not the actual property

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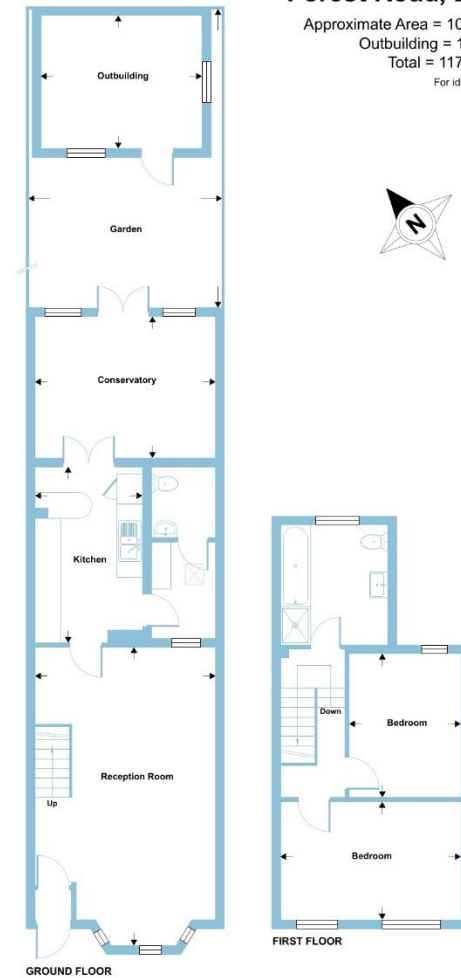
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## Forest Road, London, N9

Approximate Area = 1041 sq ft / 96.7 sq m  
Outbuilding = 129 sq ft / 11.9 sq m  
Total = 1170 sq ft / 108.6 sq m  
For identification only - Not to scale



 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.  
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