



www.kings-group.net

6 Church Street
Edmonton N9 9DX
Tel: 0208 350 0102

Felixstowe Road, Edmonton, N9 0DT



£1,900 PCM

Kings Group are delighted to offer this 2 bedroom house on Felixstowe Road. This unfurnished property comprises a large reception room, modern kitchen, utility room, two good sized bedrooms, 3 piece bathroom and a garden. Located a short walk to Edmonton Green benefitting from great transport links around London as well as being surrounded by many shops and amenities. Contact our Edmonton office now to book in a viewing!

FRONT DOOR TO:

plumbing for washing machine and tumble dryer tiled floor.

ENTRANCE HALLWAY

8'7 x 2'11 (2.62m x 0.89m)

With single radiator, power, staircase to first floor landing, door to:

REAR GARDENS

With patio, lawn, shrubs, shrubs, water connection.

THROUGH-LOUNGE

25'1 x 11'4 (7.65m x 3.45m)

With double glazed windows to front and rear gardens, two double radiators, Tv point, telephone point,

FRONT GARDENS

KITCHEN

13'8 x 7'0 (4.17m x 2.13m)

With double glazed window to rear gardens, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven gas hob, extractor, part tiled walls, tiled floor

GROUND FLOOR CLOAKROOM

5'0 x 2'2 (1.52m x 0.66m)

With frosted window to rear gardens, low level wc, tiled floor.

STAIRCASE TO FIRST FLOOR LANDING

11'9 x 5'1 (3.58m x 1.55m)

With access to loft, power, carpet. doors to:

BEDROOM ONE

14'1 x 10'7 (4.29m x 3.23m)

With two double glazed windows to front, two double radiators, TV point, wood floor

BEDROOM TWO

10'7 x 8'6 (3.23m x 2.59m)

With double glazed window to rear gardens, single radiator, timber floor

BATHROOM/WC

9'4 x 7'2 (2.84m x 2.18m)

With double glazed frosted window to rear, low level wc, pedestal wash hand basin, panel enclosed bath with shower, single radiator, lino floor

EXTERIOR: LEAN-TO

15'4 x 6'2 (4.67m x 1.88m)

With door to rear gardens, power,



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

