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Galliard Road, Edmonton

A good-sized 1930's family home with lots of potential in a pleasant location close to schools and transport links. No chain.

£400,000

01992 87 85 80

Overall Description

This is a good-sized mid-terraced 1930's house in a pleasant residential location close to excellent schools and transport links. The property is in need of internal modernisation but offers buyers lots of potential to create a modern family home to their own taste and requirements. There is potential to extend to the rear or into the loft and may even be scope to create off-street parking to the front (all subject to consent). The house has three bedrooms and a bathroom upstairs, with two receptions, entrance hall and kitchen on the ground floor. The back garden has a patio, central lawn with flowerbeds and rear access via a wooden gate. This property is being sold with no onward chain. To book a time slot at the Open House, from 11am to 12 noon on Saturday the 4th July, please call the office.

Location

The property is located in Edmonton in the Borough of Enfield, just east of the A10 and around fifteen minutes walk from both Southbury station (Liverpool St - 31 minutes) and Ponders End station (Liverpool Street - 20 minutes, Tottenham Hale 6 minutes), and with plenty of bus services up and down the High Street. There is a good selection of local shops up and down the High Street with larger retailers and other amenities in the Enfield Retail Park on the A10 (Morrisons, Sainsburys, B&Q, Cineworld Cinema). Nearby schools include the Galliard Primary School, Houndsfield Primary School, St Matthews C of E Primary School, Woodpecker Hall Academy and the Edmonton County School. Jubilee Park and the Ponders End Recreation Ground are both around a five minute walk away and a short drive takes you to the Lea Valley Leisure Complex which includes a golf course, athletics track, camp site, indoor bowls club, multiplex cinema and restaurants.

Accommodation

A path leads through a gate and across the front garden to the part-glazed front door into the:

Entrance Hall 11'5 x 5'6 (3.48m x 1.68m)

Frosted windows to front. Stairs to the first floor with under-stairs cupboard. Telephone point. Radiator.

Sitting Room 12'10 into bay x 12'4 (3.91m into bay x 3.76m)

Bay window to front. Wall-mounted boiler. Radiator. Wall-mounted central-heating boiler. Radiator.

Dining Room 10'11 x 10'8 (3.33m x 3.25m)

Sliding doors to rear. TV aerial point. Radiator.

Kitchen 7'7 x 6'11 (2.31m x 2.11m)

Windows and glazed door to rear. Kitchen units with work-tops and stainless-steel sink unit. Space for electric oven. Space for fridge. Space and plumbing for washing-machine.

First Floor 6'8 x 6'7 (2.03m x 2.01m)

From the hall stairs lead up to the first floor landing. Loft hatch (loft is part-boarded).

Bedroom One 13'5 into bay x 11'2 (4.09m into bay x 3.40m)

Bay window to front. Fireplace with tiled surround. TV aerial point. Radiator.

Bedroom Two 11' x 10'2 (3.35m x 3.10m)

Window to rear. Two wardrobes. Radiator.

Bedroom Three 6'8 x 6'5 (2.03m x 1.96m)

Window to front. Fitted wardrobe. Radiator.

Bathroom 6'8 x 5'8 (2.03m x 1.73m)

Frosted window to rear. Panel bath. Low-level WC. Wash-hand basin. Wall-mounted water heater. Radiator.

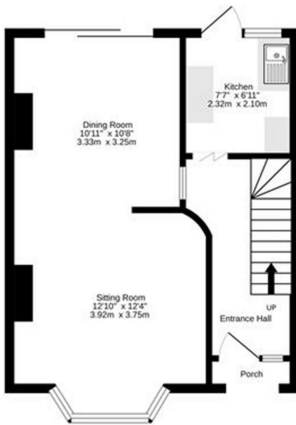
Outside

The property has a low-maintenance paved front garden and there may be potential to create off-street parking, subject to consent, as other houses have in the area. The back garden has a patio area by the house, flowerbeds, central lawn and GARDEN SHED. A gate provides access to the rear.

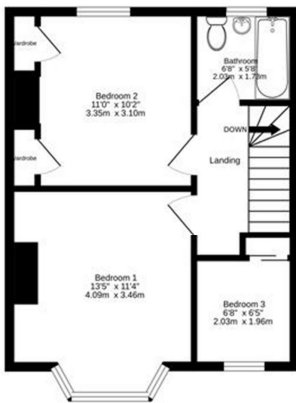
Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: D.

Ground Floor
388 sq ft. (36.0 sq.m.) approx.




1st Floor
385 sq ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq ft. (71.8 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	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

