



www.kings-group.net

6 Church Street
Edmonton N9 9DX
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Exeter Road, London, N9 0LB



£2,700 PCM

Four/Five Bedroom House located on Exeter Road. Available 25th February.

This property consists of an open through lounge, modern fitted kitchen, 50ft rear garden, ground floor three piece bathroom suite, additional separate W/C, four good size bedrooms as well as an added bonus of an additional loft room. There is also added benefits of gas central heating, a new boiler and double glazed windows.

Conveniently located within easy reach of Edmonton Green shopping centre and train station benefitting from great transport links around London as well as being surrounded by many local shops and amenities.

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALLWAY

With radiator, understairs storage, doors to:

THROUGH-LOUNGE

23'6 x 14'1 (7.16m x 4.29m)

With double glazed square bay window to front, two radiators.

KITCHEN

15'1 x 8'3 (4.60m x 2.51m)

With double glazed window and door to rear gardens, range of wall and base units work tops over, sink unit, plumbing for washing machine, dishwasher and tumble dryer, space for fridge.freezer, gas oven, hob, extractor, tiled splashbacks,

GROUND FLOOR BATHROOM.

With double glazed frosted window to, wash hand basin into vanity unit, panel enclosed bath with shower, storage with plumbing for washing machine, tiled walls

GROUND FLOOR CLOAKROOM

With low level wc, wash hand basin, boiler

STAIRCASE TO FIRST FLOOR LANDING

With double glazed frosted window, access to loft, door to:

BEDROOM ONE

12'9 x 9'0 (3.89m x 2.74m)

With double glazed bay window to front, radiator.

BEDROOM TWO

10'8 x 8'4 (3.25m x 2.54m)

With double glazed window to rear gardens, radiator.

BEDROOM THREE

7'8 x 7'2 (2.34m x 2.18m)

With double glazed window to rear gardens, radiator.

FURTHER STAIRCASE TO LOFT

13'4 x 11'5 (4.06m x 3.48m)

With two double glazed velux windows, radiator, power

EXTERIOR: 50'0(APPROX) REAR GARDENS

With timber shed.paved area. shrubs

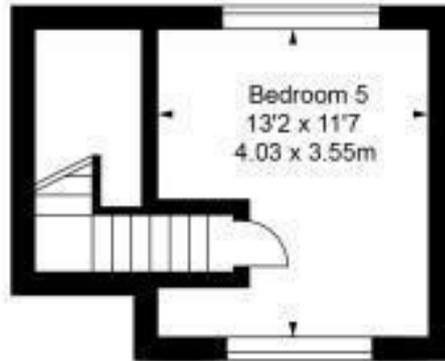
FRONT GARDENS

EPC RATING D

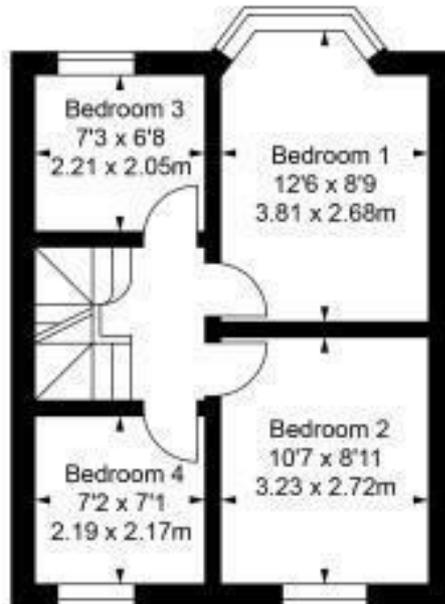


Exeter Road, N9

Approximate Gross Internal Area :-
 Ground Floor :- 53.50 sq m / 576 sq ft
 First Floor :- 34.94 sq m / 376 sq ft
 Second Floor :- 19.24 sq m / 207 sq ft
 Total :- 76.59 sq m / 824 sq ft



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com

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	75
			57

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	68
			49



Associated Offices in London, Essex and Hertfordshire

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