

# Castles



OFFERS IN EXCESS OF  
**£475,000**  
**Galliard Road**  
Edmonton, N9 7NG

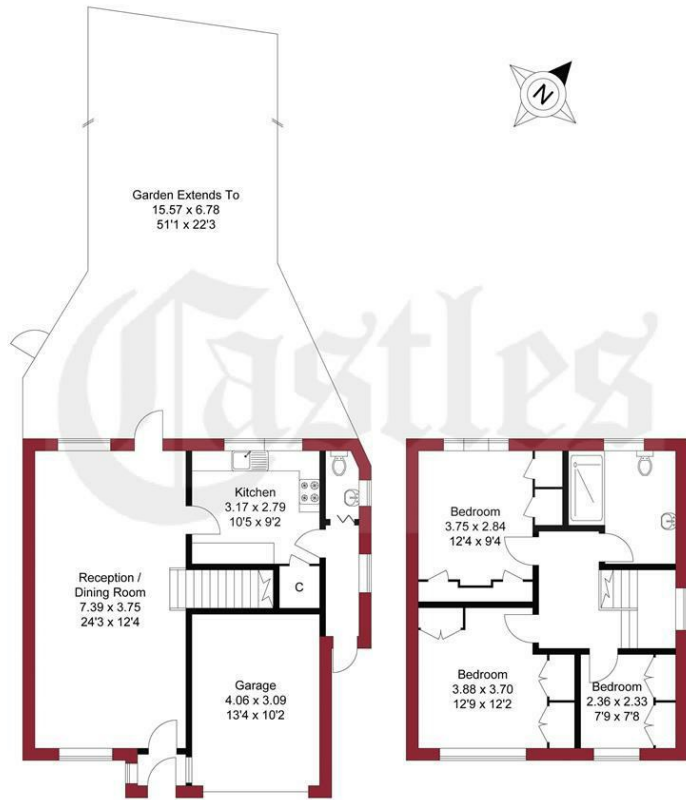
## PROPERTY SUMMARY

A rarely available Three bedroom detached property situated on the popular Galliard Estate N9. The property comprises of lounge kitchen, WC and door to integral garage to ground floor with a further three bedrooms and bathroom to first floor. It also has features to include, Off street parking, 50ft rear garden and can be offered for sale on a chain free basis. View early to avoid disappointment.





APPROXIMATE GROSS INTERNAL AREA  
 95.60 sqm / 1029.03 sqft (Excluding Garage)  
 108.15 sqm / 1164.11 sqft (Including Garage)

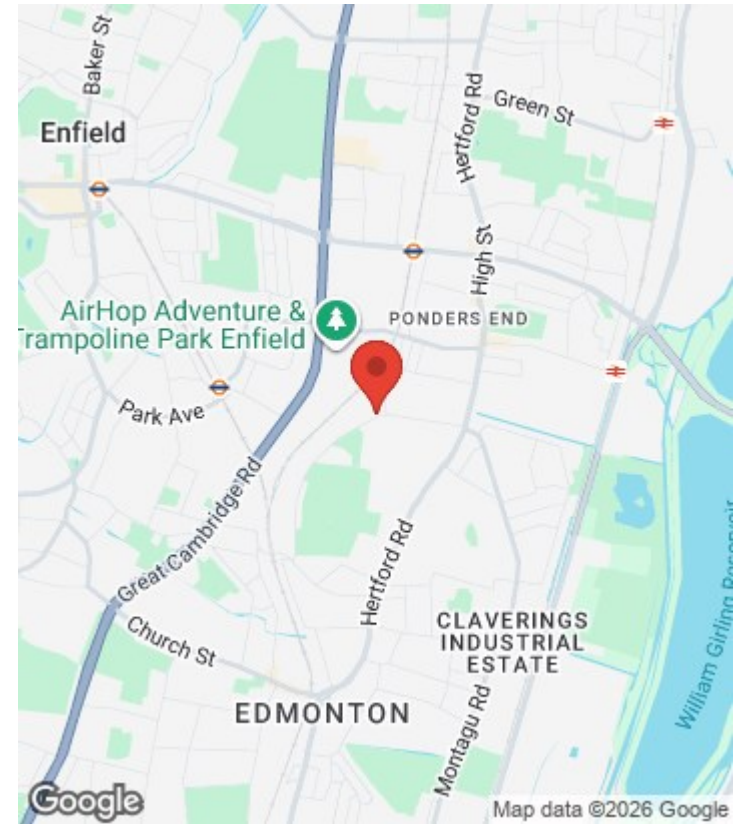


GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

For a guide to the area please scan this code for more information



House - Detached

Freehold

**Council:** Graham Fear & Co Solicitors

**Council Tax Band:** C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

438 Hertford Road  
 Edmonton  
 London  
 N9 8AB

**OFFICE DETAILS**

020 8804 8123  
 edmonton@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91m	A		
91-81	B		
80-69	C		
55-48	D		
39-34	E		
21-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	