Sandhurst Road London N9 8BA

£269,995

STRETTONS

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- Two Bedroom Maisonette
- Situated On The First Floor
- Own Private Entrance
- Spacious Reception Room & Separate Kitchen
- Private Terrace & Garden
- Walking Distance To Ponders End Train Station
- Close Proximity To Jubilee Park
- Easy Access To Local Amenities
- 923 Year Lease Remaining & No Maintenance Fees
- Chain Free

Situated on Sandhurst Road, this well proportioned two bedroom first floor maisonette is offered to the market with no onward chain and benefits from its own private entrance, private terrace, garden and a 923 year lease remaining.

The property is situated on the first floor and comprises a spacious reception room, providing plenty of room for both living and dining furniture, together with a separate kitchen. From the kitchen there is direct access onto a private terrace, providing useful additional outside space.

There are two bedrooms, including a generously sized master bedroom, together with a family bathroom, providing a practical layout with good potential for a buyer looking to personalise and improve over time. Externally, the property further benefits from a garden area extending 40ft, in addition to the first floor terrace.

Sandhurst Road is conveniently positioned within walking distance of Ponders End Station, providing rail connections towards London Liverpool Street. Services via Tottenham Hale also provide convenient interchange with the Victoria Line and Stansted Express. A number of nearby bus routes offer further connections towards Enfield Town, North Middlesex University Hospital, Edmonton Green Shopping Centre and Edmonton Green Station.

The property is also well placed for a range of local shops, amenities and leisure facilities, while Jubilee Park is within easy reach, providing attractive open recreational space. Families are also well served by nearby schooling options, including Woodpecker Hall Academy and Oasis Academy Hadley. Road users are well served by convenient access to both the A10 and A406, offering connections across North London and beyond.

With its own entrance, two bedrooms, separate kitchen, private terrace, garden and no onward chain, the property represents an excellent opportunity for first time buyers, home movers or investors.

Reception Room
12'5 x 13'3 (3.78m x 4.04m)

Kitchen
10'7" x 6'9" (3.22m x 2.05m)

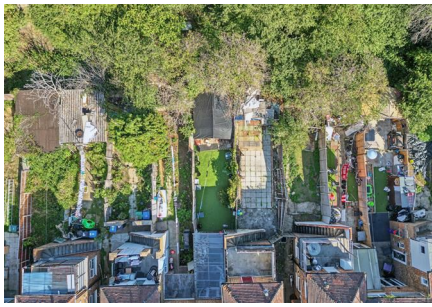
Bedroom One
14'3" x 10'7" (4.34m x 3.22m)

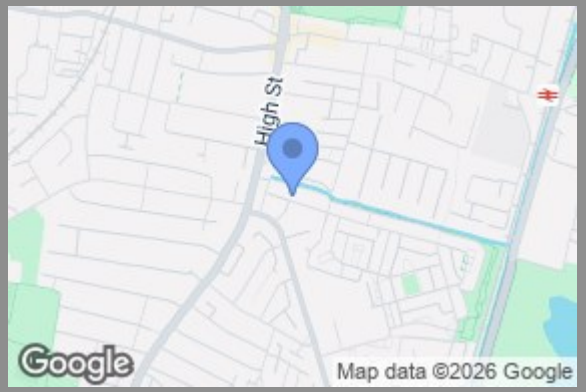
Bedroom Two
9'2" x 10'7" (2.79m x 3.22m)

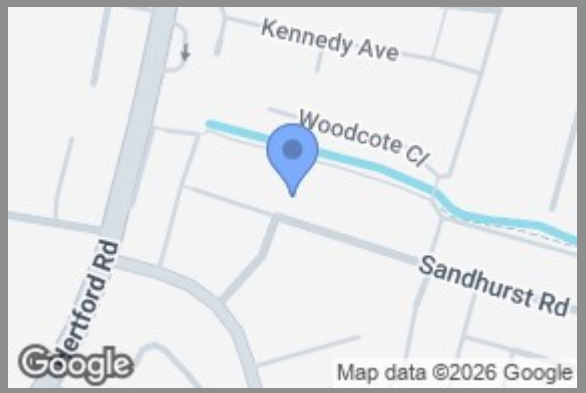
Bathroom
5'8" x 5'7" (1.72m x 1.70m)

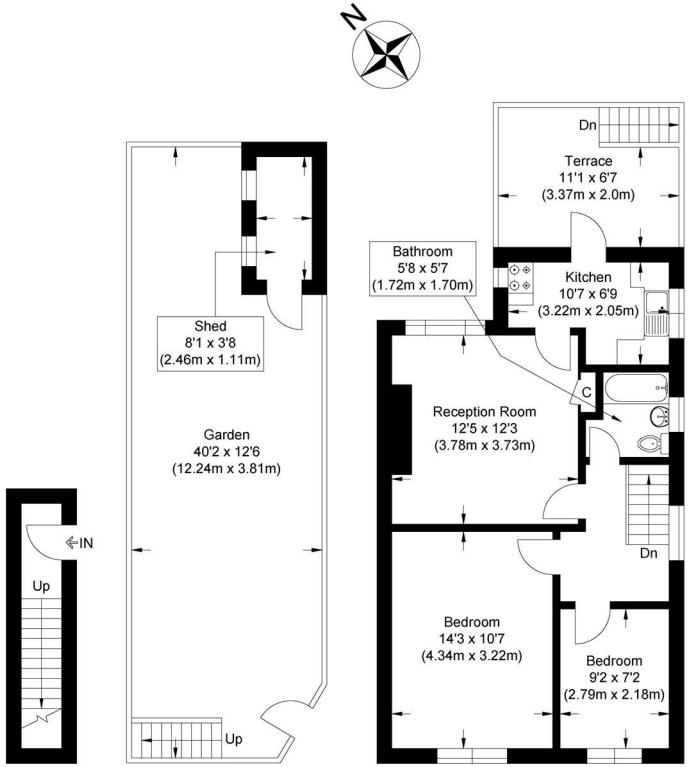
Terrace
11'1" x 6'7" (3.37m x 2.00m)

Garden
40'2" x 12'6" (12.24m x 3.81m)







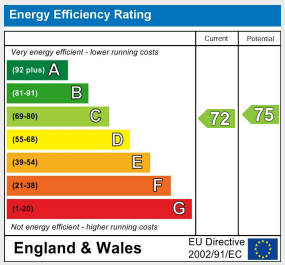


Ground Floor **First Floor**

Sandhurst Road

Approximate Gross Internal Floor Area : 54.60 sq m / 587.70 sq ft
(Excluding Shed)
Shed : 2.70 sq m / 29.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **C** EPC Rating **C**



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