



A three bedroom 1930's terraced property situated within a mile of Edmonton Green with its shops and transport links including an over ground station. The property in our opinion is in good condition and has features that include: gas central heating, double glazing and a 45' ft approx rear garden.

**Causeyware Road  
N9**

**Offers in excess of  
£415,000 F/H**

**GROUND FLOOR:****ENTRANCE:**

Path to front door to hall

**HALLWAY:**

Wood laminate flooring, stairs to first floor, radiator, understairs cupboard, archway to reception, door to kitchen

**RECEPTION:**

29' 1" x 11' 5" (8.86m x 3.48m); Double glazed bay window to front aspect, TV point, wood laminate flooring, telephone point, 2 x radiators, double glazed door to rear garden

**KITCHEN:**

9' 3" x 6' 4" (2.82m x 1.93m); Fitted wall and base units with roll edge worktops, space for fridge/freezer, plumbed for washing machine, space for tumble drier, integrated electric oven and hob, extractor, fully tiled walls, double glazed window to rear aspect, double glazed door to rear garden

**FIRST FLOOR:****LANDING:**

Doors to bedrooms and bathroom, access to loft

**BEDROOM 1:**

14' 3" x 8' 6" (4.34m x 2.59m); Double glazed bay window to front aspect, radiator, fitted wardrobes

**BEDROOM 2:**

12' 0" x 10' 5" (3.65m x 3.17m); Double glazed window to rear aspect, radiator, fitted wardrobes

**BEDROOM 3:**

7' 4" x 6' 4" (2.23m x 1.93m); Double glazed window to front aspect, radiator

**BATHROOM:**

6' 7" x 6' 4" (2.01m x 1.93m); Panel bath, pedestal hand wash basin, low flush wc, towel radiator, tiled walls, tiled floor, double glazed window to rear aspect

**REAR GARDEN:**

45' (13.71m) approx: Patio area, path to rear, 2 x storage sheds, outside tap, outside light

**EPC:**

EER: D

**VIEWINGS:**

Strictly by appointment

ref: CSE2161