



A three bedroom extended Victorian terraced property situated within a mile of Edmonton Green with its shopping facilities and transport links. The property has features that include: a garage to the rear, an en-suite to the master bedroom, double glazing and gas central heating.

**Granville Avenue
N9**

**Offers in excess of
£369,950 F/H**

GROUND FLOOR:**ENTRANCE:**

Path to front door to hall

HALL:

Radiator, stairs to first floor, door to reception

RECEPTION:

21' 2" x 10' 9" (6.45m x 3.27m); Double glazed window to front aspect, understairs cupboard, TV point, 2 x radiators, telephone point, entrance to kitchen

KITCHEN/DINER:

12' 4" x 12' 1" (3.76m x 3.68m); Fitted wall and base units with roll edge worktops, space for a range cooker, plumbed for dishwasher and washing machine, stainless steel sink/drainage unit with mixer tap, tiled splashbacks, space for fridge/freezer, door to lobby

LOBBY:

Fitted base units, doors to garden and shower room

SHOWER ROOM:

Fully tiled shower cubicle with wall mounted shower, low flush wc, hand wash basin with mixer tap, towel radiator, fully tiled walls, double glazed window to side aspect

FIRST FLOOR:**LANDING:**

Doors to all rooms

BEDROOM 1:

12' 8" x 12' 5" (3.86m x 3.78m); Double glazed window to front aspect, radiator, access to loft, door to en-suite

EN-SUITE:

Fully tiled shower cubicle with electric shower, hand wash basin, low flush wc, fully tiled walls, extractor

BEDROOM 2:

8' 2" x 6' 8" (2.49m x 2.03m); Double glazed window to rear aspect, radiator

BEDROOM 3:

12' 2" x 6' 6" (3.71m x 1.98m); Double glazed window to rear aspect, radiator, telephone point

REAR GARDEN:

50' (15.23m) approx: Mainly laid to lawn, shrub borders, path to rear, greenhouse, outside tap, outside light, door to garage

GARAGE:

20' x 12' 5" (6.09m x 3.78m); Garage with electric roller shutter (access via rear service road from St Malo Avenue)

VIEWINGS:

Strictly by appointment

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