



A one bedroom ground floor maisonette situated within 3/4 of a mile from Edmonton Green and Silver Street overground stations. The property has features that include: off street parking, own rear garden, no service charge and is offered for sale on a chain free basis.

**Central Avenue  
N9**

**Offers in excess of  
£224,950 L/H**

**GROUND FLOOR:**

**ENTRANCE:**

Off street parking for one car; path to porch to front door to hall

**HALLWAY:**

Wood laminate flooring, radiator, doors to reception, bathroom and bedroom, understairs cupboard

**RECEPTION:**

12' 3" x 14' 3" (3.73m x 4.34m); Double glazed window to front aspect, wood laminate flooring, radiator, TV point, feature fireplace

**KITCHEN:**

12' 2" x 9' 1" (3.71m x 2.77m); Fitted wall and base units with roll edge worksurfaces, sink/drainage with mixer tap, plumbed for washing machine, wall mounted combi boiler, space for fridge/freezer, space for gas cooker, radiator, tiled floor, double glazed window to rear aspect, double glazed door to garden

**BEDROOM:**

13' 8" x 11' 5" (4.16m x 3.48m); Double glazed window to rear aspect, wood laminate flooring, radiator, double glazed door to garden

**BATHROOM:**

6' 0" x 5' 9" (1.83m x 1.75m); Panel bath with mixer tap and shower attachment, hand wash basin with mixer tap, low flush wc, towel radiator, tiled floor, tiled walls, double glazed window to rear aspect, extractor

**REAR GARDEN:**

In need of cultivation

**PARKING:**

Off street parking to front for one car

**EPC:**

EER: D

**VIEWINGS:**

Strictly by appointment

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