



 **4**
Bedrooms

 **1**
Bathroom



We are delighted to offer for sale this extended four bedroom family home. Offering good sized accommodation throughout, in a popular sought after residential turning, close to local amenities. Featuring ground floor WC & First Floor Family Bathroom, three reception rooms which include a dining room, separate lounge and through lounge, three double bedrooms and OSP for three cars. Wooden flooring throughout the reception areas and tiled kitchen flooring. Boasting a large garden and patio area with brick built storage shed to rear. Double glazed windows & Gas Central heating throughout. Also benefitting the potential to extend into loft and rear side ground floor.

We are delighted to offer for sale this extended four bedroom family home. Offering good sized accommodation throughout, in a popular sought after residential turning, close to local amenities.

Featuring ground floor WC & First Floor Family Bathroom, three reception rooms which include a dining room, separate lounge and through lounge, three double bedrooms and OSP for three cars. Wooden flooring throughout the reception areas and tiled kitchen flooring. Boasting a large garden and patio area with brick built storage shed to rear. Double glazed windows & Gas Central heating throughout. Also benefitting the potential to extend into loft and rear side ground floor.

Within short proximity to Southbury & Ponders End Station offering great links into London Liverpool Street and Tottenham Hale.

Viewings are highly recommended



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		65	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
		65	83

Address: Clydesdale, EN3

