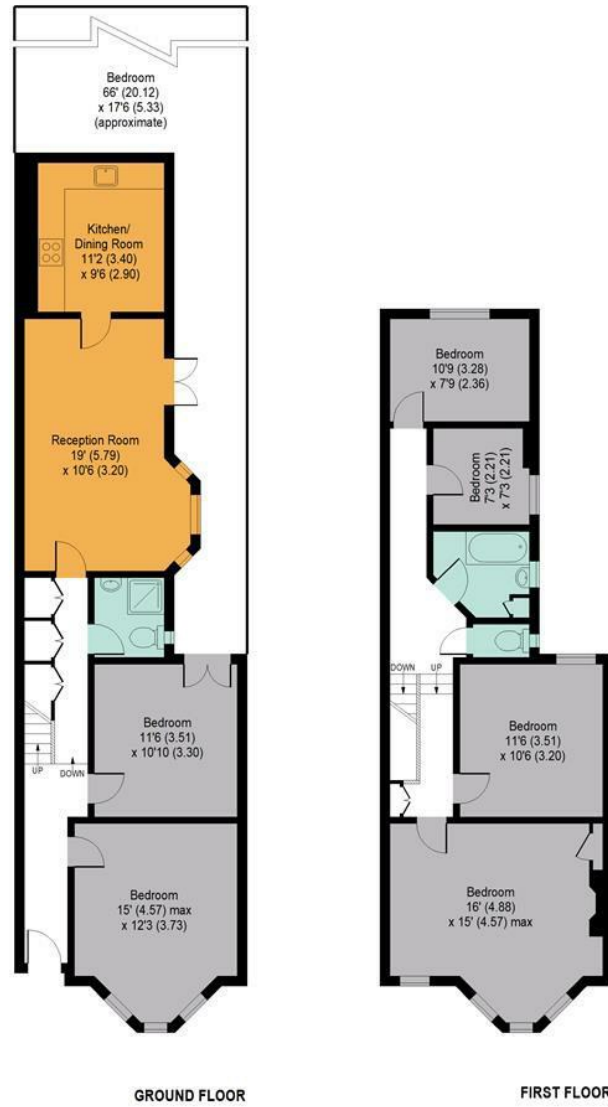




Allison Road

APPROX. GROSS INTERNAL FLOOR AREA 1459 SQ FT / 135.5 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

www.jpaplus.com

We recommend sellers and/or potential buyers use the services of the providers listed below. Should you decide to use the services of the provider you should know that we would expect to receive a referral fee recommending you to them. These services and referral fees are:

£300.00 (approx.) per referral from Heron Financial - £80.00 (approx.) per referral from LEA surveyors - £120.00 per referral from Setfords Solicitors LLP - £125.00 per referral from Simply Conveyancing

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral fee is separate from your obligation to pay our own fees or commission.



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ALLISON ROAD

5 BEDROOM | 2 BATHROOM | HOUSE - TERRACED



OUR FAVOURITE FEATURES:

> RECENTLY UNDERGONE MINOR REFURBISHMENTS

> ADDITIONAL STUDY ROOM

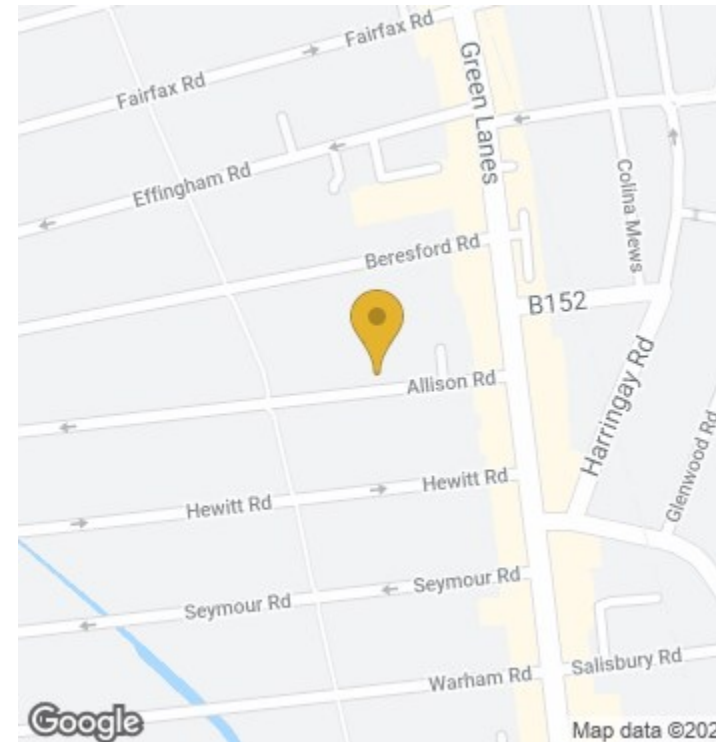
> PLENTIFUL INTERNAL STORAGE

KEY FEATURES

- 5 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- 2 BATHROOMS
- AVAILABLE IMMEDIATELY
- EPC RATING D
- 0.6 MILES FROM TURNPIKE LANE STATION

YOURS FOR
£2,250 PCM

Wood flooring welcomes you along the hallway and into the carpeted front reception room in neutral shades and hosting original sash bay fronted windows. The ground floor bedroom next door is ideal for using as a second dining room, nursery or office space, with quiet garden views and handy shower room adjacent. Storage cupboards and utility space can be found across the hallway which leads through into the large living room, basking in an abundance of light thanks to the bay window to your right, patio garden doors and access to the kitchen which awaits to the rear. This nice sized kitchen provides enough space to cook up a true feast of kings, enveloped in wooden cabinetry and granite worktops, with views out to the garden beyond. Here you'll find a tree lined, mature grassy lawn surrounded by fencing for added privacy and patio area for al fresco dining or BBQs. Back inside and up the carpeted staircase, the main bathroom can be found to your right awash with contemporary greys and featuring full sized bath tub, large window and storage cupboard. Next door sits the separate WC, perfect for when you have guests. On this floor you'll also find two bedrooms, one with wooden flooring ideal for converting into a home study and the other laid to carpet with garden views. Up another small set of carpeted steps you'll discover two more bedrooms, both in the same blue carpeting, while the larger of the two boasts stain glass bay windows and inbuilt alcove wardrobe.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- BEDROOMS: 5
- BATHROOMS: 2
- RECEPTIONS: 2

