



- PLANS PASSED FOR EXTENSION/DEVELOPMENT
- FOUR BEDROOMS
- LOUNGE
- LARGE SIDE PLOT

35 Lansbury Avenue, London, N18 1DB

PRICE: £550,000 FREEHOLD

OPPORTUNITY TO DEVELOP *** PLANS PASSED *** Three bedroom semi-detached property with large side plot offering potential to extend/develop. Central location close to A406/A10, Silver Street Station and walk to North Middx Hospital. CHAIN FREE

Property Description

PLANS PASSED DEVELOPMENT POTENTIAL

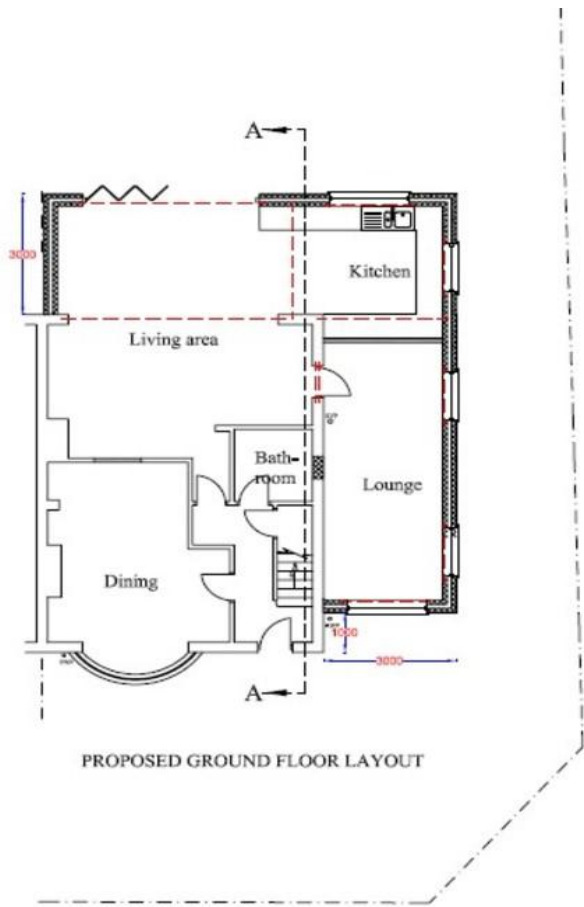
Exciting opportunity to purchase this four bedroom semi-detached property in a central location close the A406 and A10 intersections. Additionally the North Middx Hospital is within walking distance and the main line Silver Street train station is close by.

The property itself is set on a large plot and the current vendors have had plans passed for a large side extension to create a sizable family home.

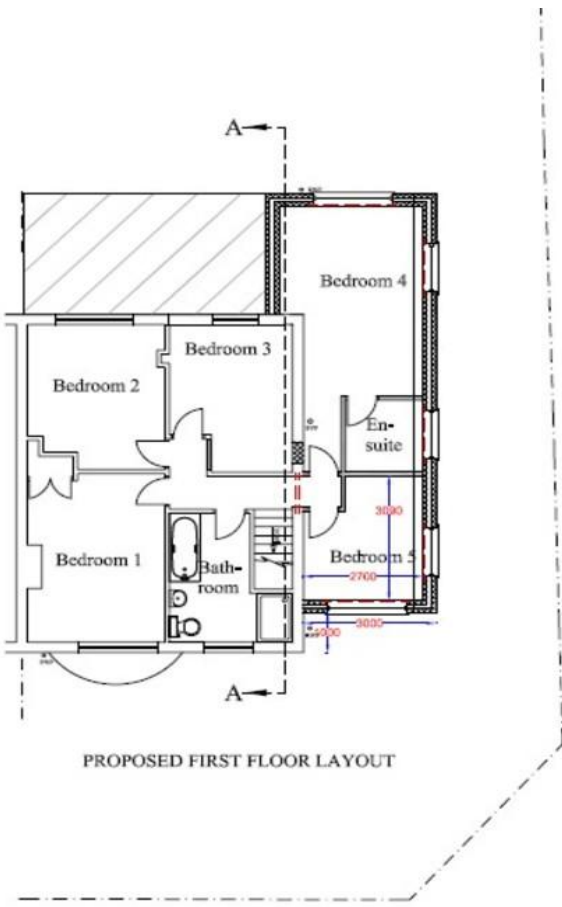
Currently the property offers four bedrooms, lounge, kitchen/diner, separate utility room and ground floor bathroom. There is easy off road parking and a large side garden where the development potential lies.

Once developed the property will offer five bedrooms with two first floor bathrooms, and an additional large family room /lounge

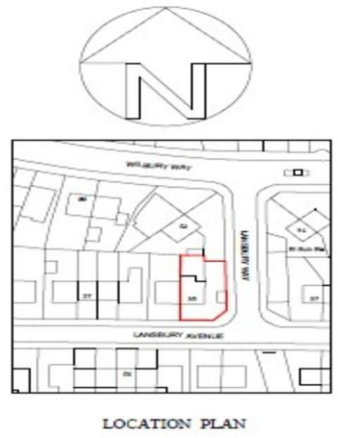
Plans are available for inspection. Being offered chain free viewing is highly recommended.



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



LOCATION PLAN



ENTRANCE HALL

LOUNGE

16' 3" x 13' 6 mAX" (4.95m x 4.11m)

KITCHEN/DINER

19' 9" x 10' 10 Max" (6.02m x 3.3m)

UTILITY ROOM

13' 1" x 5' 7" (3.99m x 1.7m)

BATHROOM

5' 8" x 5' 10" (1.73m x 1.78m)

LANDING



BEDROOM ONE

13' 9" x 10' 4" (4.19m x 3.15m)

BEDROOM TWO

12' 00" x 10' 4" (3.66m x 3.15m)

BEDROOM THREE

9' 2" x 8' 11" (2.79m x 2.72m)

BEDROOM FOUR

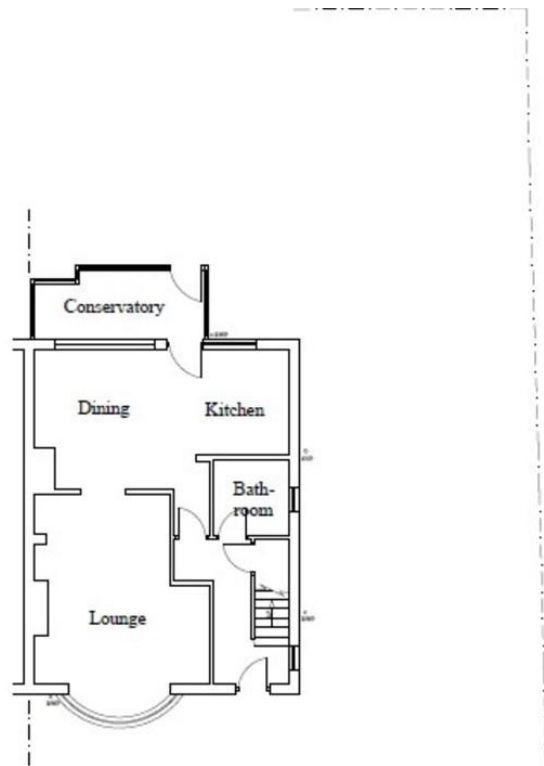
10' 8" x 6' 4" (3.25m x 1.93m)

WC

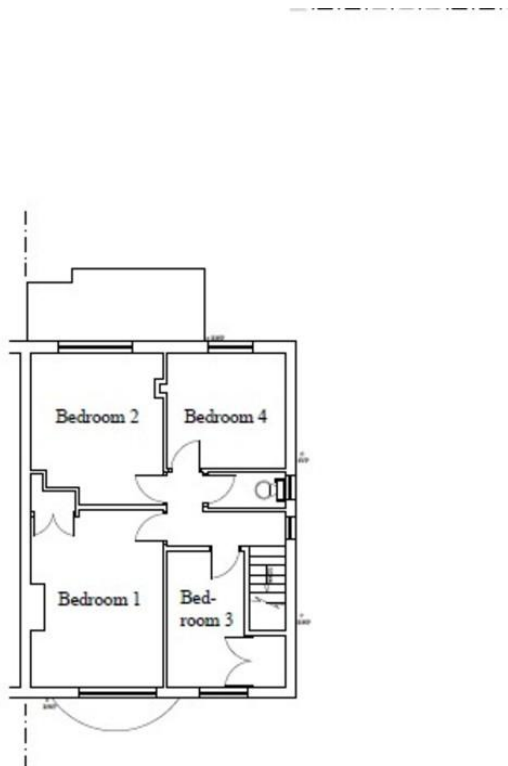
6' 00" x 2' 8" (1.83m x 0.81m)

REAR GARDEN





EXISTING GROUND FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT

EPC TO FOLLOW

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements