

Sunnyside Road East, London, N9 9SP



£1,500

****NEW TO THE MARKET****

Kings are excited to present this NEWLY REFURBISHED 2 BEDROOM HOUSE! This house includes a new modern integrated kitchen, 3 piece bathroom suite, 2 GOOD SIZE BEDROOM and a MASSIVE FAMILY SIZE GARDEN

Located off the popular Victoria Road, just minutes walk from Edmonton Green shopping center and local transport links.

AVAILABLE 26TH FEBRUARY!

FRONT DOOR TO

ENTRANCE HALLWAY

11'0 x 3'0 (3.35m x 0.91m)

With stairs to first floor landing, coved ceiling, single radiator, laminated wood style flooring.

LOUNGE

23'0 x 10'0 (7.01m x 3.05m)

With double glazed window to front and rear, two single radiators, under stairs storage cupboard, TV point, phone point, power points, laminated wood style flooring.

KITCHEN

8'0 x 7'0 (2.44m x 2.13m)

With double glazed window to rear and single glazed window to side, part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob/electric oven, hood extractor, space for fridge/freezer, plumbed for washing machine power points, laminated wood style flooring.

FIRST FLOOR LANDING

10'0 x 4'0 (3.05m x 1.22m)

With carpeted flooring.

BATHROOM

8'0 x 7'0 (2.44m x 2.13m)

With double glazed opaque window to rear, heated towel rail, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit under, low level WC, boiler cupboard, laminated wood style flooring.

BEDROOM ONE

13'0 x 10'0 (3.96m x 3.05m)

With two double glazed window to front, single radiator, power points, laminated wood style flooring.

BEDROOM TWO

10'0 x 8'0 (3.05m x 2.44m)

With double glazed window to rear, single radiator, power points, laminated wood style flooring.

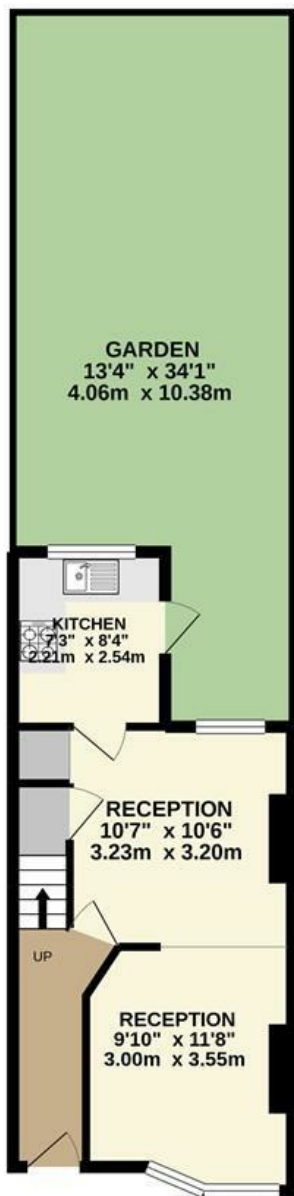
GARDEN

65'0 (19.81m)

Mainly laid to lawn with plant and shrub borders, patio, outside tap and lighting.



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

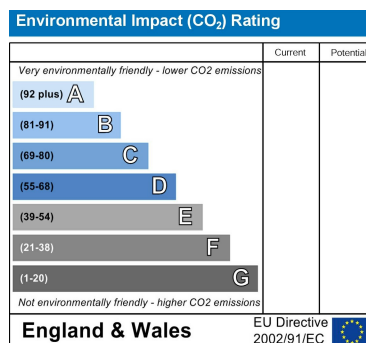
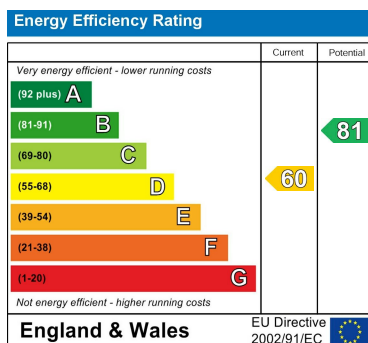


1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

