



 **3**
Bedrooms

 **1**
Bathroom



AAZA Properties are delighted to offer this lovely 3 bed house in EDMONTON

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The property benefits from 3 bedrooms and 2 reception rooms, free parking, fitted kitchen and dining area, large 60ft garden, two double rooms and one single room. Close to all local amenities including a variety of restaurants and shops, Edmonton shopping center and sports centre. walking distance to local park and schools. Minutes away from the A406 and A10 ideal for drivers commuting, 2 minutes walk to local bus stop. Property is ideal for family home or investment with potential to expand, it has gas central heating and double glazing.

Property Details:

Hallway:

Main doors leading to Receptions and kitchen/Diner.

Reception1:

Size tbc- Double glazed window to rear aspect, radiator and power points.

Reception 2:

Size tbc- Double glazed window to rear aspect, radiator and power points.

Kitchen/Diner

Size 13.1ft x 7.9ft. Range of fitted wall and base units, stainless steel sink and drainer with mixer taps, plumbed washing machine gas cooker, power points and tiled

Large Garden

Stairs leading to first floor:

Bedroom One:

Size tbc - . Double glazed window to rear aspect, radiator and power points.

Bedroom Two:

Size tbc- Double glazed window to rear aspect, radiator and power points.

Bedroom Three:

Size tbc- Double glazed window to rear aspect, radiator and power points.

Bathroom:

Fully tiled bathroom with all fixers, with mixer tap and shower.

Freehold

If you need further information please telephone or email us.

Ref: RS-BM-Winchester

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

