



 **3**
Bedrooms

 **1**
Bathroom



THREE BEDROOMS | Off-Street Parking | GARAGE | Dining Room | 740 SQ FT | Close to Schools and Transport Links...

Gracechurch Property Services are delighted to offer this THREE bedroom TERRACED family home, situated within a residential turning off Nightingale Road, Edmonton N9.

Shirley Grove boasts Off-Street parking to the front with a Rear Garage accessible via a private roade. The property also benefits from a separate dining room, spacious kitchen and a ground floor family bathroom.

The garden is south facing, catching the best of the sun during most of the day.

If schools are important for your move, you have a selection such as Woodpecker Primary School (0.1 miles) and Cuckoo Hall Academy (0.2 miles) close-by with local bus routes on the Nightingale Road

Other Information...

Parking Arrangements: Off-Street Parking & Rear Garage

Vendors position: Avtively Looking

Council Tax Band: C

Tenure: Freehold

Potential Rental Value: £1550 - £1600 PCM

Windows Installed: Double Glazed

Garden Direction: South Facing

Viewings are strictly by appointment, please contact Gracechurch Property to arrange your viewing.

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Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



Total area; approx. 68.7 sq. metres (739.7 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 35 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

