



15 Doncaster Road, London, N9 7RD

Offers Over £400,000



Cole Harding is thrilled to welcome a three bedroom mid-terrace family home.

The property requires some updating in areas but is ready for a new home owner to put their stamp on a blank canvass.

The property offers two separate reception rooms with the kitchen also open to the second living area and offers access to a low maintenance private rear garden and a Garage to the rear.

The first floor offers two double bedrooms, a single bedroom, bathroom and loft access.

The property has potential to build into the loft and also a single story rear extension (subject to planning permission).

The property is being offered on a chain free basis and is priced to sell.

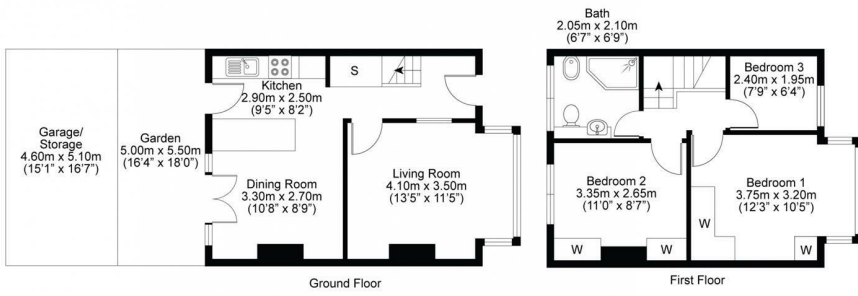
Call today to avoid missing out on this fantastic opportunity to buy a home which is in the heart of a number of school catchments, Jubilee park and bus links and Edmonton Green over ground station within easy access.

This property makes an excellent investment for buy to let or for a family getting onto the property ladder.

- Three Bedroom House
- Two Seperate reception rooms
- Low maintenance rear garden
- Upstairs bathroom
- Good size bedrooms
- Catchments for a number of schools
- Chain Free
- Potential to extend (stpp)
- Close to Jubilee Park
- Close to travel links

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



GROSS INTERNAL AREA(AIA)
The footprint of the property
79.0sqm / 850.3sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.5sqm / 48.4sqft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Pergola etc.
27.5sqm / 296.0sqft

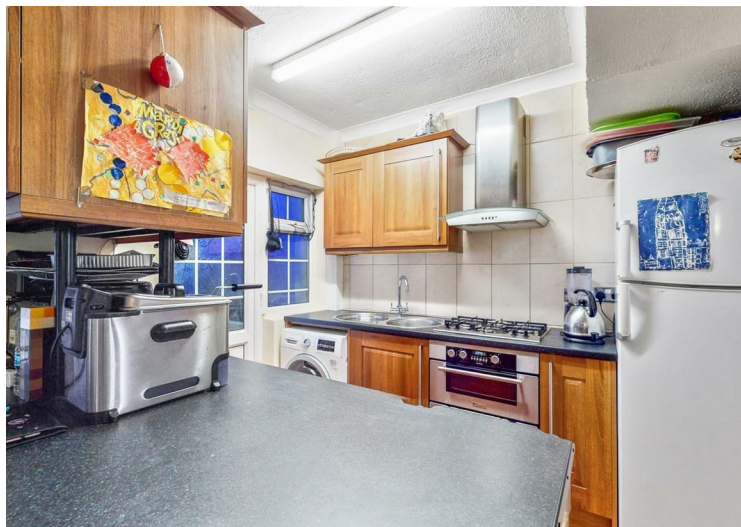
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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