



70 Tillotson Road, London, N9 9AG

£435,000



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Lanes Estate Agents present to market this charming 2-bedroom terrace house, located in a peaceful cul-de-sac off Church Street. Just a short 10 minute walk to Edmonton Green Station and local high street shops, this property offers both convenience and tranquillity.

The house features a bright living area, well-equipped kitchen, two good-sized bedrooms, and a downstairs W.C/utility room. It also benefits from a private, easy-to-maintain garden, perfect for outdoor relaxation without the hassle of extensive upkeep, and off-street parking for up to two cars. Situated close to good primary schools, this home is ideal for families and first-time buyers alike. With easy access to the A10 and M25, as well as excellent bus links, commuting is made simple. With gas central heating, double glazing, and excellent transport links, this property offers great potential and is a must-see.



Hallway

Tiled, stairs to first floor landing, storage cupboard, doors to lounge, kitchen & w.c/utility.

W.C/Utility

Tiled floors, tiled walls, vanity hand basin with mixer tap, low level w.c, radiator, space for washing machine and tumble dryer.

Lounge

18'11" x 11'3" (5.77m x 3.43m)

Double glazed windows to dual aspect, laminate floors, radiator, feature gas fireplace with wooden surround, double glazed door to garden.

Kitchen

9'9" x 9'0" (2.97m x 2.74m)

Double glazed windows to rear aspect, tiled floors, part tiled walls. freestanding cooker with gas hob, extractor hood, stainless steel sink with mixer tap and drainer, space for dishwasher and fridge freezer, double glazed door leading to garden, base and eye level units.

First Floor Landing

Double glazed window to rear aspect, loft access, storage cupboard.

Bedroom One

14'9" x 9'6" (4.50m x 2.90m)

Double glazed windows to front aspect, radiator.

Bedroom Two

14'9" x 9'2" (4.50m x 2.79m)

Double glazed windows to rear aspect, radiator, airing cupboard and wardrobe area.

Bathroom

Double glazed frosted window to rear aspect, tiled floors, tiled walls, panel enclosed bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, low level w.c, radiator.

Garden

Mainly laid to lawn, part paved patio, flower bed borders, timber shed.

Driveway

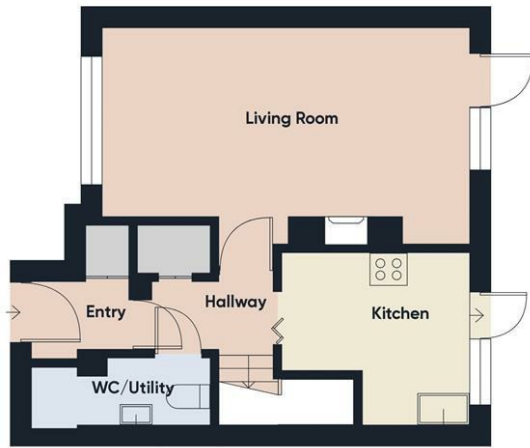
Paved. Space for two vehicles.

Lanes Estate Agents Enfield Reference Number

ET5242/CS/AX/AX/080425







Floor 0



Floor 1

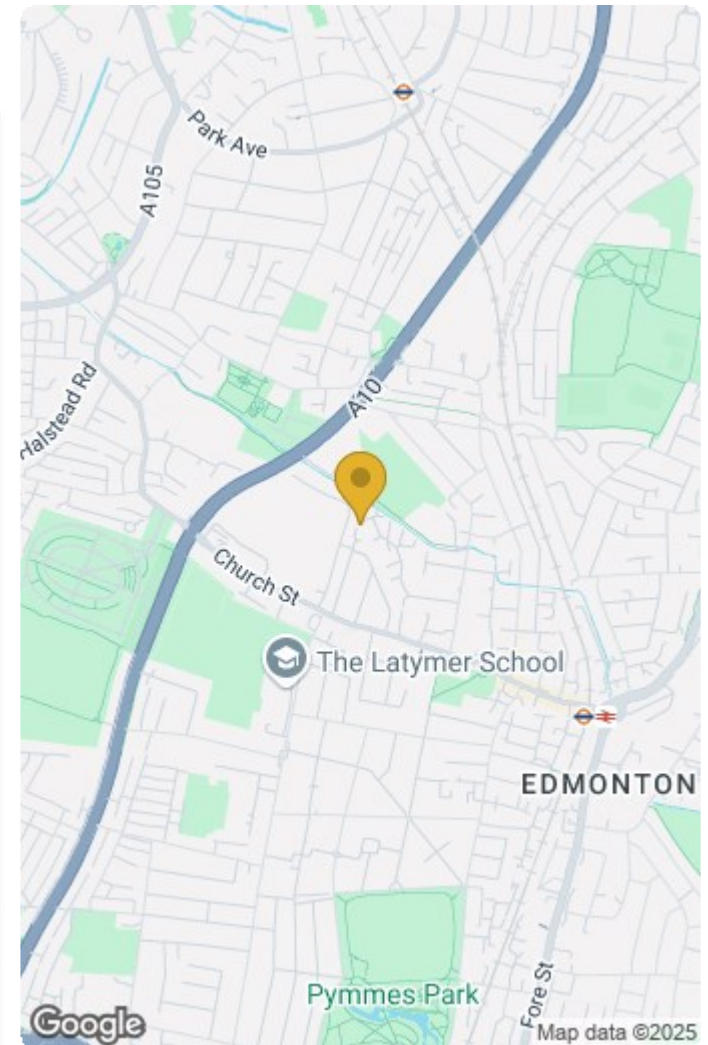
Approximate total area[®]
732.46 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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