



For Sale

Ferney Road, EN4  
Asking price £629,999

A modern three bedroom terraced house excellently located to Monkfrith Primary School. This wonderful property benefits from two large receptions one being a large open plan kitchen diner, downstairs cloakroom, modern fitted Storza Italian kitchen with integrated appliances and doors onto rear landscaped garden, To the first floor there are three bedrooms & family four piece bathroom suite with potential to extend into loft.

Further benefits are gas central heating, double glazing own driveway for off-street for two vehicles and a very large garage located at rear of property. **MUST BE SEEN!!!**

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents  
tel: 020 8886 9462 Web: [www.njestates.co.uk](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)





PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents  
tel: 020 8886 9462 Web: [www.njestates.co.uk](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)





Driveway



**PROPERTY MISDESCRIPTION ACT 1991**

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

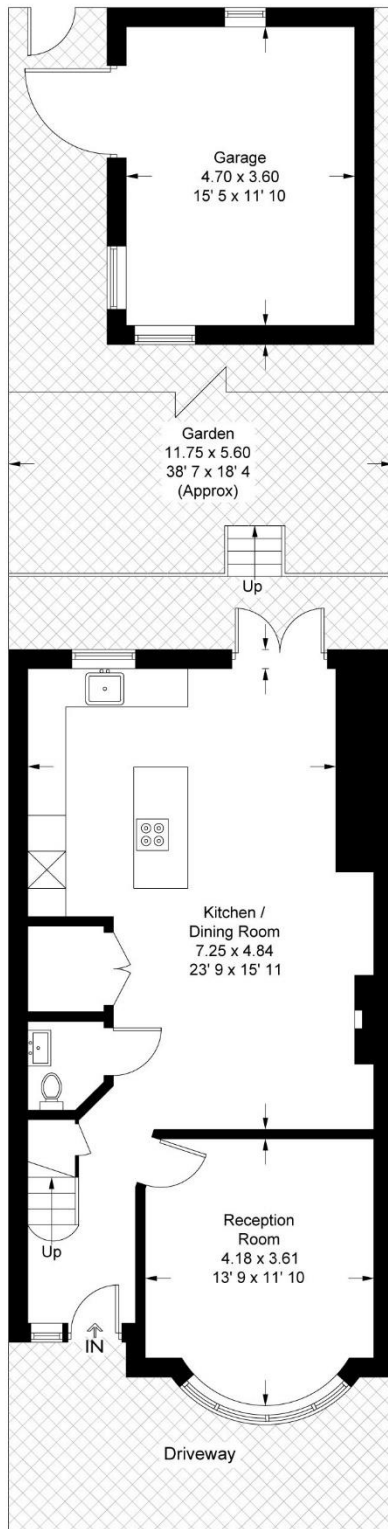
Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents  
tel: 020 8886 9462 Web: [www.njestates.co.uk](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)

# Ferny Road

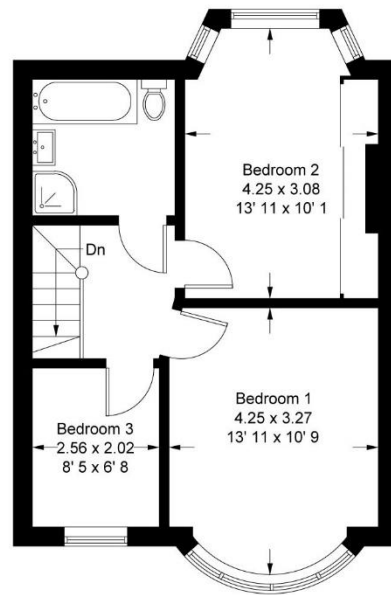
Approximate Gross Internal Area = 1105 sq ft / 102.6 sq m

Garage = 190 sq ft / 17.7 sq m

Total = 1295 sq ft / 120.3 sq m



**Ground Floor**  
644 sq ft / 59.8 sq m



**First Floor**  
461 sq ft / 42.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice