



For Sale

**Ferney Road, EN4
Asking price £625,000**

A modern three bedroom End of terrace 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 kitchen with granite worktops and integrated appliances and doors onto rear landscaped garden, To the first floor there are three bedrooms & family modern 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 . **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 Email: 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 Email: info@njestates.co.uk



Driveway



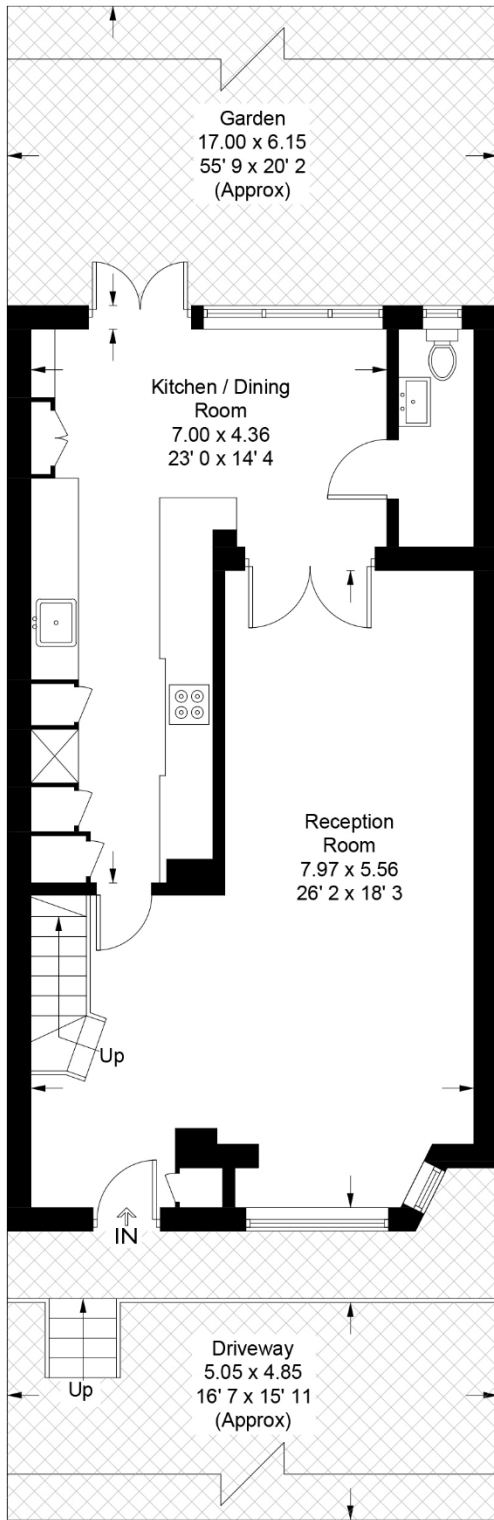
PROPERTY MISDESCRIPTION ACT 1991

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.

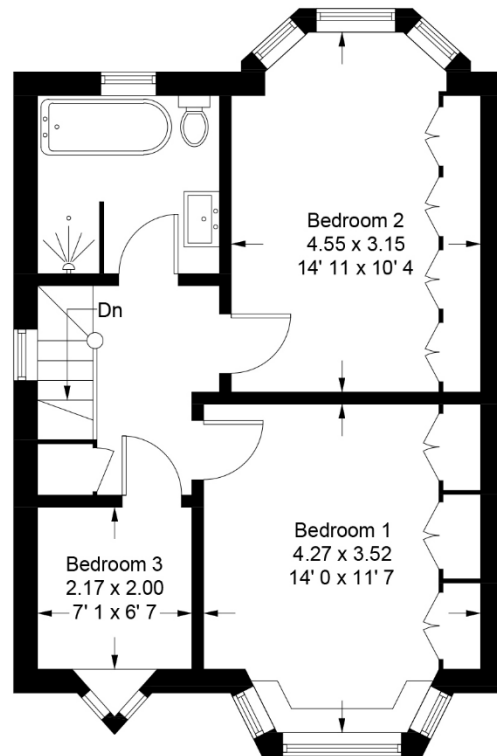
Nicholas James 34 High Street Southgate N14 6EE Residential Sales – Lettings & Management Agents
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk

Ferny Road

Approximate Gross Internal Area = 1175 sq ft / 109.2 sq m



Ground Floor
688 sq ft / 63.9 sq m



First Floor
487 sq ft / 45.3 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