



Shrubbery Road, Edmonton, London, N9

Available

Offers in excess of £295,000 (Freehold)





A Victorian refurbishment opportunity in a well-connected Edmonton location, close to local amenities, schools, green spaces and transport links.

An excellent opportunity for cash buyers/developers. Found on Shrubbery Road in Edmonton, this mid-terrace Victorian house offers an exciting opportunity for buyers seeking a property with genuine potential. The accommodation comprises two well-proportioned bedrooms and a comfortable reception room, making it an appealing choice for individuals, couples or small families.

The property is offered chain free and benefits from freehold ownership. Requiring full refurbishment, it presents an excellent opportunity for cash buyers, developers or those looking to create a home tailored entirely to their own taste and requirements.

The location is well placed for everyday amenities, with Edmonton Green and Fore Street providing a variety of shops, cafés, restaurants and essential services. Local options include Shakespeare Cafe Bistro, Capital Restaurant and Casa Romaneasca, while Edmonton Green Shopping Centre provides further retail convenience.

Families are well served by a selection of nearby schools, including Fleecefield Primary School, Brettenham Primary School, Latymer All Saints CofE Primary School and The Latymer School. For outdoor space and recreation, Pymmes Park is within easy reach, with Craig Park and Hazelwood Sports Ground also nearby.

Transport connections are convenient, with Edmonton Green station approximately 0.3 miles away and Silver Street station around 0.5 miles away, providing access to wider London. With its period character, freehold tenure and substantial scope for improvement, this Victorian terrace offers the chance to transform a well-located property into a bespoke home or investment.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: C

Front Garden

Gated entrance, wooden fence boundary, tiled entrance

Hallway

Hardwood door to front aspect, fuse box, exposed wood floor, stairs to first floor, doors to:

Lounge

Double glazed bay window to front aspect, radiator, power points, exposed wood floor

Dining Room

Double glazed window to rear aspect, under stairs storage cupboard, radiator

Kitchen

Double glazed windows to rear and side aspect, double glazed opaque uPVC door to side aspect, base units, Valliant combination boiler

Stairs to First Floor

Bedroom 1

x2 Double glazed windows to front aspect, radiator, over stairs storage cupboard

Bedroom 2

Double glazed window to rear aspect, over stairs storage cupboard, radiator, door to:

Bathroom

Double glazed opaque window to rear aspect, low flush w/c, pedestal hand basin, panel bath, radiator

Garden

Overgrown, unable to fully inspect.

Japanese Knotweed Disclosure

The property is being marketed and will be sold on an "as seen" basis in relation to this matter. No treatment, management plan, or insurance-backed guarantee is being provided by the Seller in connection with the knotweed.

Prospective buyers are strongly advised to instruct their own specialist survey and to seek independent legal and professional advice regarding the identification, extent, and any implications before proceeding with an offer.

Disclaimer







Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

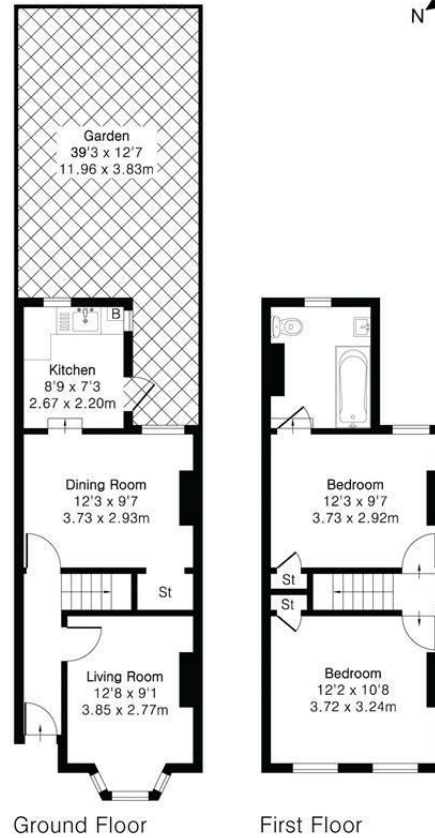
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.



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Approximate Gross Internal Area 715 sq ft - 66 sq m
Ground Floor Area 358 sq ft - 33 sq m
First Floor Area 357 sq ft - 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: C

