



SHELDON ROAD, N18
OFFERS OVER £400,000 FREEHOLD

**A LIGHT AND AIRY TWO DOUBLE BEDROOM HOUSE IN A
POPULAR LOCATION, CLOSE TO SILVER STREET BR
STATION (TO LIVERPOOL STREET).**

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DESCRIPTION:

A spacious and well-presented two-bedroom terraced house situated in the popular 'Huxley' estate, within easy reach of Silver Street BR station (just over 1/2 an hour to Liverpool Street station), as well as the A406 and A10.

Offered for sale with no onward chain, the property boasts just under 840 Sq.ft of well-proportioned living accommodation. The ground floor features an impressive 24'1 long living room/dining room, great for relaxing and entertaining. At the rear of the house is a modern kitchen with a range of integrated appliances and a useful utility area at one end. The first floor provides two double bedrooms and a spacious family bathroom. This is also the potential to create a third bedroom in the loft (subject to any planning consent). Outside, the property enjoys a 35'11 long north-west aspect rear garden and a front garden.

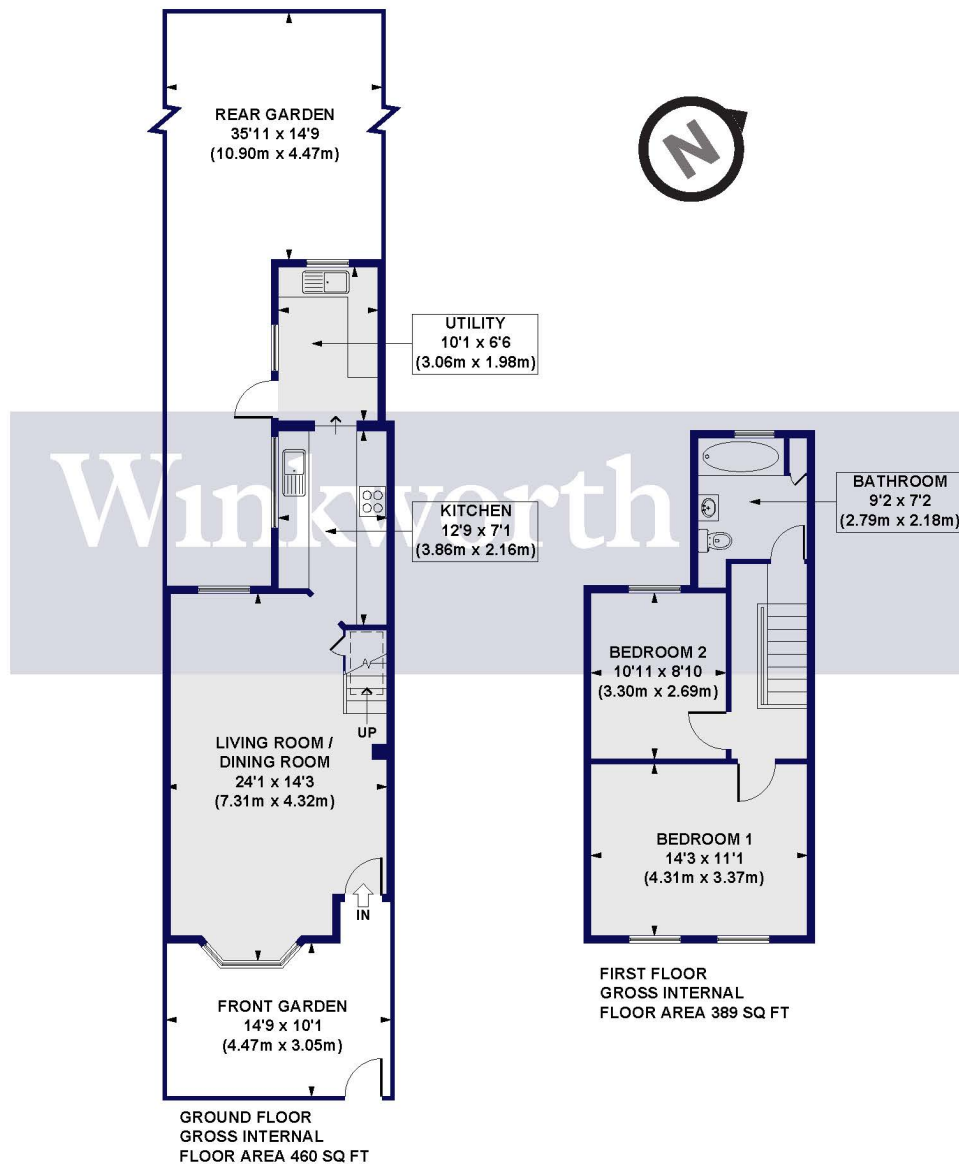
SUMMARY:

- Terraced Period House
- Situated in the Popular 'Huxley' Estate
- Easy Reach of Silver Street BR Station (to Liverpool Street)
- Light and Airy Living Accommodation
- 24'1 Long Reception Room
- Modern Integrated Kitchen and a Utility Room
- First Floor Bathroom
- Two Double Bedrooms
- Double Glazing and Gas Central Heating
- No Onward Chain
- Council Tax: London Borough of Enfield - Band C

Note: The property is currently undergoing a treatment program for Japanese knotweed in the rear garden with estimated completion in June 2027. After the treatment is completed, a 10-year insurance-backed warranty will be issued, which we understand is transferrable to the prospective purchaser of the property.



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Approx. Gross Internal Floor Area 849 sq. ft / 78.88 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	85
(69-80) C	
(55-68) D	66
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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