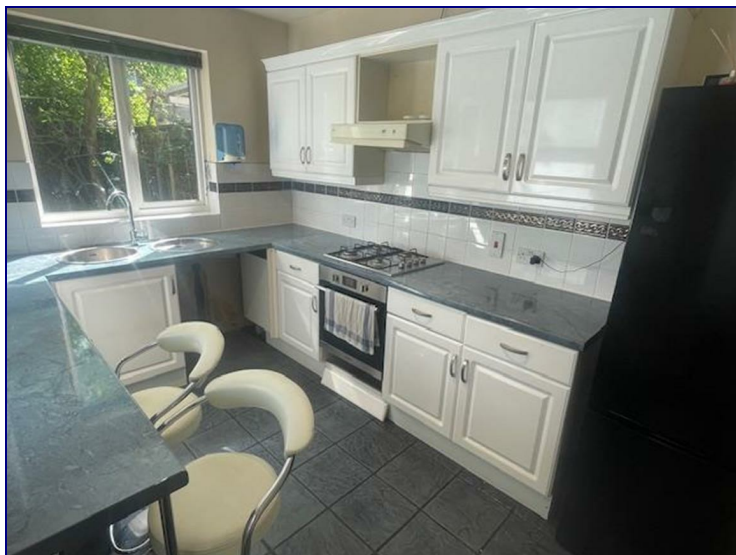




www.kings-group.net

6 Church Street
Edmonton N9 9DX
Tel: 0208 350 0102

Cheddington Road, London, N18 1LT



£1,800

Kings Group are pleased to present this 2 bedroom victorian terraced house on Cheddington Road N18. This well presented period family home features a bay fronted 23ft open plan through lounge, a good sized fitted kitchen, two bathrooms, two good sized bedrooms and a 35ft south facing garden. This property is within walking distance of Silver Street station benefitting from good transport links. There are a variety of shops and popular schools close by, with the historic Pymmes Park and North Middlesex Hospital being only moments away. Contact our Edmonton office now to secure a viewing!

PORCH

2'11 x 2'5 (0.89m x 0.74m)

THROUGH LOUNGE

23'2 x 13'11 (7.06m x 4.24m)

Laminated floors, carpeted stairs leading to first floor, power points, radiator, fire place, front aspect double glazed windows

KITCHEN

11'2 x 8'3 (3.40m x 2.51m)

Tiled floor, side and rear aspect double glazed window, wall and base units with roll top work surface, integrated cooker with gas hob, drainer unit sink, plumbing for washing machine, power points

FIRST FLOOR LANDING

11'1 x 4'11 + 6'1 x 2'9 (3.38m x 1.50m + 1.85m x 0.84m)

BEDROOM ONE

13'11 x 10'5 (4.24m x 3.18m)

Laminated floors, radiator, power points, fitted wardrobe and cupboard, front aspect double glazed window

BEDROOM TWO

10'8 x 8'7 (3.25m x 2.62m)

Laminated floors, power points, radiators, rear aspect double glazed windows

SHOWER ROOM

6'3 x 5'2 (1.91m x 1.57m)

Tiled walls and floors, standing shower, pedestal wash basin, low level flush WC, side aspect opaque window

BATHROOM

8'2 x 5'3 (2.49m x 1.60m)

Tiled walls, tiled floors, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC, rear aspect opaque window

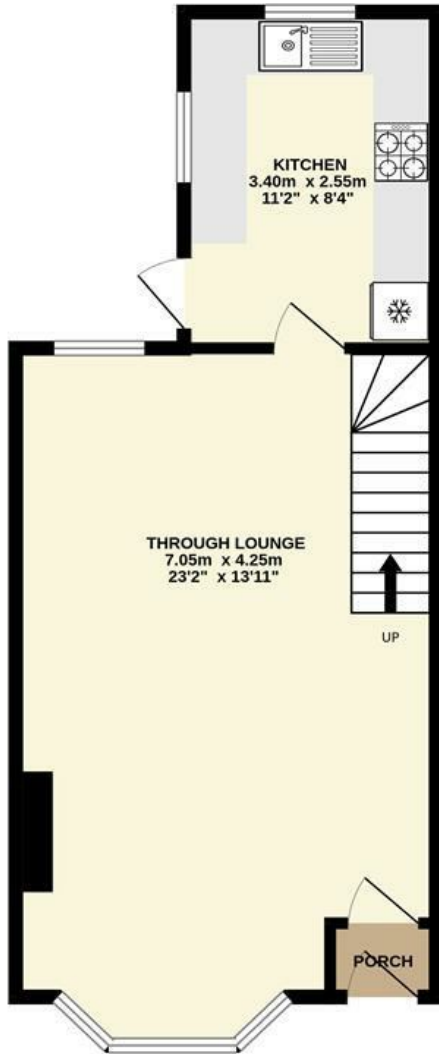
GARDEN

35'0 x 15'0 approx (10.67m x 4.57m approx)

Grass lawn, concrete path, wooden fencing, shed at rear of garden



GROUND FLOOR
37.1 sq.m. (399 sq.ft.) approx.



FIRST FLOOR
36.2 sq.m. (390 sq.ft.) approx.



CHEDDINGTON ROAD, EDMONTON, N18

TOTAL FLOOR AREA: 73.3 sq.m. (789 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		59	64
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



Associated Offices in London, Essex and Hertfordshire
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