



Granville Avenue, N9 0EY  
Edmonton





# Granville Avenue, N9 0EY

KINGS are delighted to offer this EXTENDED Three Bedroom Terraced House with a LOFT ROOM and a large DETACHED OUTBUILDING to the rear. This 1930's style property provides versatile space throughout and is available CHAIN FREE. Features include THREE RECEPTION ROOMS, TWO BATHROOMS, gas central heating and a 24ft rear garden leading to the outbuilding.

The outbuilding itself provides a spacious studio style living space complete with its OWN SHOWER ROOM AND UTILITY AREA, whilst a door to the rear leads to a PRIVATE ENCLOSED PATIO GARDEN. Local shops and bus routes are close by on Montagu Road whilst Edmonton Green station and shopping centre are just a short walk away. The property is also ideally situated for easy access to the A406 North Circular Road and the future Meridian Water development plans.

Council Tax Band D

Offers Over £425,000



- Kings Are Delighted To Offer This
- Extended 1930's Style
- Two Bathrooms
- 24ft Rear Garden
- Chain Free

#### FRONT DOOR TO:

#### PORCH

With windows to front and side aspect.

#### ENTRANCE HALLWAY

With stairs leading to first floor landing with under stairs storage cupboard, coved ceiling, dado rail, laminated wood style flooring.

#### RECEPTION ROOM ONE 14'0 x 12'1 (4.27m x 3.68m)

With bay window to front aspect, double radiator, power points, laminated wood style flooring.

#### RECEPTION ROOM TWO 8'8 x 8'2 (2.64m x 2.49m)

With power points, laminated wood style flooring.

#### DINING ROOM 10'5 x 10'5 (3.18m x 3.18m)

With window to rear aspect, spotlights, double radiator, power points, laminated wood style flooring.

#### KITCHEN 16'1 x 6'5 (4.90m x 1.96m)

With window to rear aspect, tiled splash backs, range of wall and base units with flat top work surfaces, double radiator, integrated gas oven and hob with extractor, sink and drainer unit, plumbing for washing machine, power points, tiled flooring, door leading to rear garden.

#### DOWNSTAIRS SHOWER ROOM 6'7 x 2'6 (2.01m x 0.76m)

#### FIRST FLOOR LANDING

With stairs to second floor landing, dado rail, carpeted.

#### BEDROOM ONE 11'11 x 10'6 (3.63m x 3.20m)

With bay window to front aspect, radiator, power points, carpeted.

#### BEDROOM TWO 11'0 x 10'6 (3.35m x 3.20m)

With window to rear aspect, radiator, built in wardrobe, power points, carpeted.

#### • Three Bedroom Terraced House With Loft Room

- Three Reception Rooms
- Gas Central Heating & Double Glazing
- Outbuilding With Shower Room & Own Private Garden
- Council Tax Band D

#### BEDROOM THREE 7'3 x 6'10 (2.21m x 2.08m)

With window to front aspect, coved ceiling, single radiator, power points, laminated wood style flooring.

#### BATHROOM 6'7 x 6'2 (2.01m x 1.88m)

With opaque window to rear aspect, tiled walls, panel enclosed bath, pedestal wash basin with mixer taps, low level W.C.

#### SECOND FLOOR LANDING

With laminated wood style flooring.

#### LOFT ROOM 14'8 x 12'1 (4.47m x 3.68m)

With skylights, double radiator, built in wardrobe, power points, laminated wood style flooring.

#### GARDEN 24'0 x 17'0 approx (7.32m x 5.18m approx)

Mainly concrete paved with plant and shrub area, security light.

#### OUTBUILDING 16'3 x 16'6 (4.95m x 5.03m)

With windows to front and rear aspect, coved ceiling, spotlights, television point, power points, laminated wood style flooring, front and rear access.

KITCHEN: With tiled splash backs, range or wall and base units with roll top work surfaces, space for fridge freezer, integrated electric oven and hob, sink and drainer unit, plumbing for washing machine.

#### OUTBUILDING SHOWER ROOM 5'3 x 5'2 (1.60m x 1.57m)

With tiled walls, electric shower cubicle, wash basin with mixer taps and vanity under, low level W.C, tiled flooring.

#### OUTBUILDING PRIVATE GARDEN 17'0 x 6'0 approx (5.18m x 1.83m approx)

Enclosed patio area.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



## Granville Avenue, N9

Approximate Gross Internal Floor Area : 114.60 sq m / 1233.54 sq ft  
(Excluding Outbuilding)

Outbuilding Area : 26.90 sq m / 289.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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