



Westminster Road, N9 8RA  
London





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GROUP

## Westminster Road, N9 8RA

KINGS are pleased to present this THREE DOUBLE BEDROOM Terraced House situated close to Edmonton Green with its train station, bus links and shopping centre all within easy reach. This EXTENDED bay fronted 1900's built family is in need of some modernisation and available with NO ONWARD CHAIN.

The property comprises a porch, a 24FT THROUGH LOUNGE, a separate KITCHEN/DINER leading on to a MODERN GROUND FLOOR BATHROOM and a 30ft rear garden. Further features include gas central heating and double glazed windows. We feel that this would be perfect for a family looking for a house to make their own or as an investment opportunity.

Council Tax Band D

£410,000



- Kings Are Pleased To Present This
- 1900's Build
- Modern Ground Floor Shower Room
- 30ft Rear Garden
- Chain Free

#### FRONT DOOR LEADING TO

#### ENTRANCE HALLWAY 12'04" x 2'10" (3.76m x 0.86m)

With laminate flooring, radiator, coved ceiling, stairs leading to first floor, power points

#### RECEPTION / THROUGH LOUNGE 24'04" x 11'0" (7.42m x 3.35m)

With double glazed bay window to front aspect, laminate flooring, coved ceiling, radiators, phone point, TV aerial point, power points, fire place

#### KITCHEN/ DINER 13'09" x 12'8" (4.19m x 3.86m)

With tiled flooring, tiled splash back walls, wall and base units with roll top work surfaces, integrated cooker with gas hob, electric oven, sink with drainer unit, integrated extractor fan, space for fridge freezer, plumbing for washing machine, door leading to garden, power points

#### SHOWER ROOM 8'10" x 7'05" (2.69m x 2.26m)

With double glazed opaque window to rear and side aspect, tiled flooring, tiled walls, extractor fan, heated towel rail, wash basin with vanity unit under, shower cubicle with thermostatically controlled shower, low level WC

#### HALLWAY 7'10" x 2'10" (2.39m x 0.86m)

With tiled flooring, power points

#### FIRST FLOOR LANDING 11'11" x 4'11" (3.63m x 1.50m)

With carpeted flooring, power points

#### BEDROOM ONE 14'01" x 10'10" (4.29m x 3.30m)

With double glazed bay window to front aspect, double glazed window to front aspect, radiator, carpeted flooring, power points

- Three Double Bedroom Terraced House
- 24ft Through Lounge
- Spacious Kitchen/Diner
- Gas Central Heating & Double Glazed Windows
- Council Tax Band D

#### BEDROOM TWO 11'03" x 8'10" (3.43m x 2.69m)

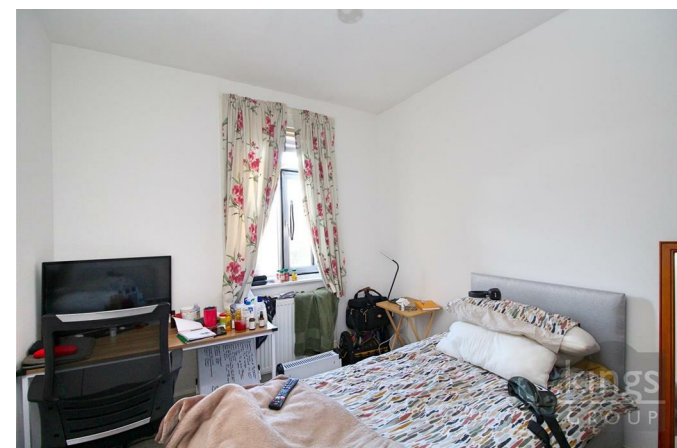
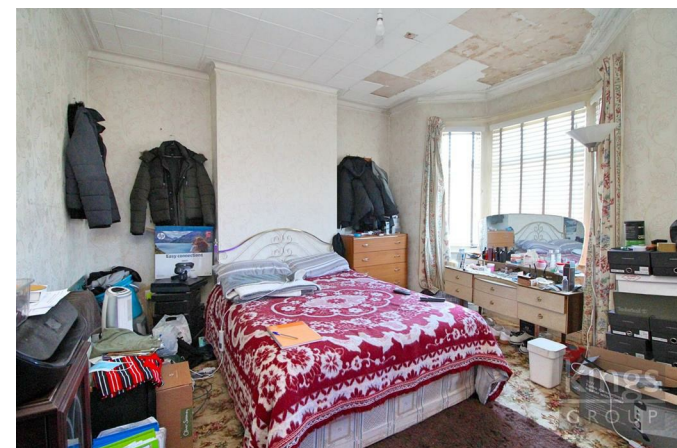
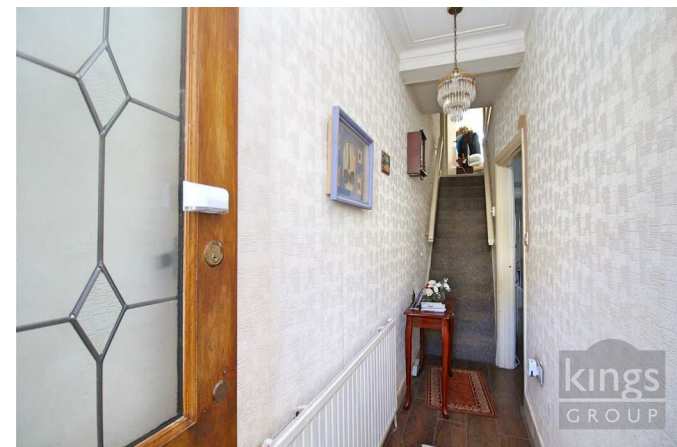
With double glazed window to rear aspect, radiator, carpeted flooring, power points

#### BEDROOM THREE 13'02" x 7'09" (4.01m x 2.36m)

With double glazed bay window to front aspect, double glazed window to front aspect, radiator, carpeted flooring, power points

#### GARDEEN 30' (9.14m)

Extends approximately 30ft, mainly laid lawn with plant and shrub borders, wooden shed, outside water tap





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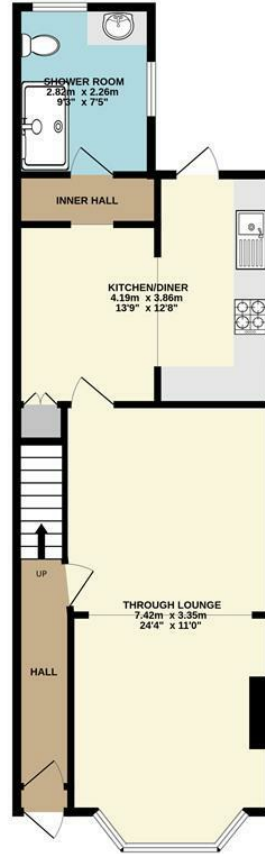
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <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

GROUND FLOOR  
53.0 sq.m. (971 sq.ft.) approx.

1ST FLOOR  
39.3 sq.m. (429 sq.ft.) approx.



WESTMINSTER ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 92.3 sq.m. (993 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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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