



Charlton Road, N9 8EJ  
London





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# Charlton Road, N9 8EJ

KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with OFF STREET PARKING and a 80FT GARDEN WITH AN OUTBUILDING and rear access, available CHAIN FREE. This 1930's style property features a spacious 23FT THROUGH LOUNGE opening onto a kitchen/diner with access to the garden, a GROUND FLOOR SHOWER ROOM in addition to a first floor bathroom. Further benefits include double glazing and gas central heating.

Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. There are also local schools and shops within walking distance. In our opinion the house would be perfect for a family looking to make it their own, or for investors looking for a promising return.

Council Tax Band C

£450,000



- Kings Are Pleased To Present This
- 1930's Style
- 23ft Through Lounge
- Ground Floor Shower Room & First Floor Bathroom
- Chain Free

#### FRONT DOOR LEADING TO

##### ENTRANCE HALLWAY

With double glazed window to front aspect, laminate flooring, radiator, power points, stairs leading to first floor

##### THROUGH LOUNGE 23'5" x 11'2" (7.14m x 3.40m)

With double glazed window to front aspect, laminate flooring, coved ceiling, radiator, power points, TV points

##### KITCHEN / DINER 15'2" x 12'1" (4.62m x 3.68m)

With double glazed window to rear aspect, tiled flooring, double glazed door leading to garden, radiator, range of wall and base units with roll top work surfaces, sink with drainer unit, space for fridge freezer, plumbing for washing machine, hood extractor fan

##### SHOWER ROOM 8'0" x 6'2" (2.44m x 1.88m)

With laminate flooring, shower cubicle, low level WC, pedestal wash basin with mixer tap, part tiled wall, heated towel rail

##### FIRST FLOOR LANDING

With carpeted flooring, loft access

##### BEDROOM ONE 11'2" x 10'6" (3.40m x 3.20m)

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

##### BEDROOM TWO 11'6" x 10'6" (3.51m x 3.20m)

With double glazed window to front aspect, carpeted flooring, Spotlights, coved ceiling, radiator, power points,

##### BEDROOM THREE 7'8" x 6'0" (2.34m x 1.83m)

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

- Three Bedroom Terraced House
- Off Street Parking
- Extended Kitchen/Diner
- 80ft Garden With Outbuilding & Rear Access
- Council Tax Band C

##### BATHROOM 5'10" x 5'5" (1.78m x 1.65m)

Double glazed opaque window to rear aspect, laminate flooring, fully tiled walls, panel enclosed bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, heated towel rail

##### GARDEN 80' (24.38m)

Extends approximately 80ft, paved, plant and shrub boarders, decking, rear outhouse





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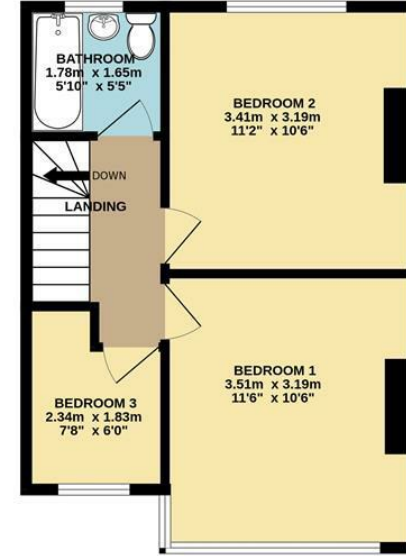
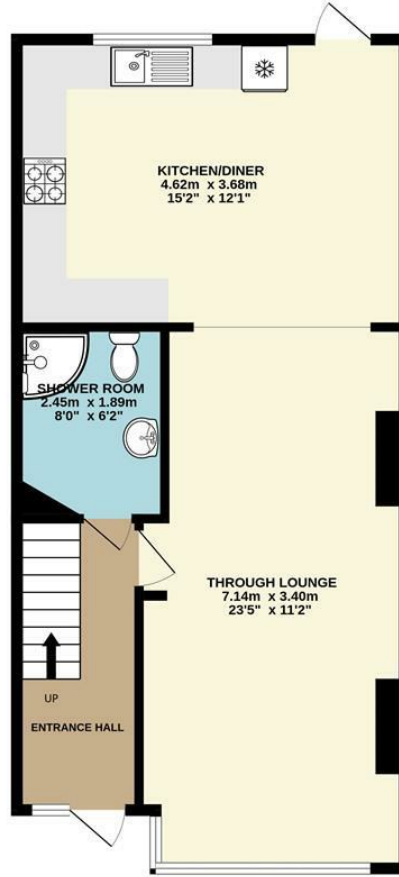
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <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  
50.3 sq.m. (542 sq.ft.) approx.

1ST FLOOR  
32.3 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA: 82.6 sq.m. (889 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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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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

