



Sunnyside Road South, N9 9ST  
London





# Sunnyside Road South, N9 9ST

KINGS are pleased to present this Two Bedroom Terraced House in a POPULAR RESIDENTIAL TURNING OF N9. This well presented 1900's built home comprises a 24FT THROUGH LOUNGE, a good sized separate kitchen, a lean-to/utility space and a spacious four piece FIRST FLOOR BATHROOM. Further features include double glazing and gas central heating and a 40ft rear garden.

The property is ideally situated WITHIN WALKING DISTANCE of the historic Pymmes Park with local shops close by too for convenience. Edmonton Green Station and Shopping Centre are just 0.3 Miles away making this ideal for commuters looking to be well connected to the city.

£385,000



- Kings Are Pleased To Present This
- 1900's Build
- First Floor Bathroom
- Double Glazing & Gas Central Heating
- Close To Edmonton Green Station

- Two Bedroom Terraced House
- 24ft Through Lounge
- 40ft Rear Garden
- Walking Distance To Pymmes Park
- Council Tax Band C

**ENTRANCE HALL 8'9 x 2'8 (2.67m x 0.81m)**

With laminate flooring , radiator, stairs leading to first floor

**THROUGH LOUNGE 23'11 x 10'7 (7.29m x 3.23m)**

With double glazed window to front aspect, laminate flooring, spotlights, radiator, power points

**KITCHEN 8'8 x 7'11 (2.64m x 2.41m)**

With double glazed window to rear aspect, integrated cooker with gas hob, hood extractor fan, range of wall and base units with work surfaces, plumbing for washing machine, drainer unit sink with mixer tap, radiator, power points, door leading into Lean-To / Utility room

**LEAN-TO/UTILITY 8'6 x 4'6 (2.59m x 1.37m)**

With laminate flooring power points, door leading to garden

**FIRST FLOOR LANDING 11'0 x 5'1 (3.35m x 1.55m)**

With laminate flooring, loft access

**BEDROOM ONE 13'2 x 11'0 (4.01m x 3.35m)**

With double glazed window to front aspect laminate flooring, spotlights, radiator, power points

**BEDROOM TWO 11'0 x 7'7 (3.35m x 2.31m)**

With double glazed window to rear aspect, laminate flooring, radiator

**BATHROOM 8'8 x 7'11 (2.64m x 2.41m)**

With double glazed frosted window to rear aspect, fully tiled floors and walls, panel enclosed bath with shower attachment, shower cubicle, low level WC, pedestal wash basin with vanity unit under, radiator,

**GARDEN 40'0 approx (12.19m approx)**

Extends approximately 40ft, mostly concrete, fence panels, shed





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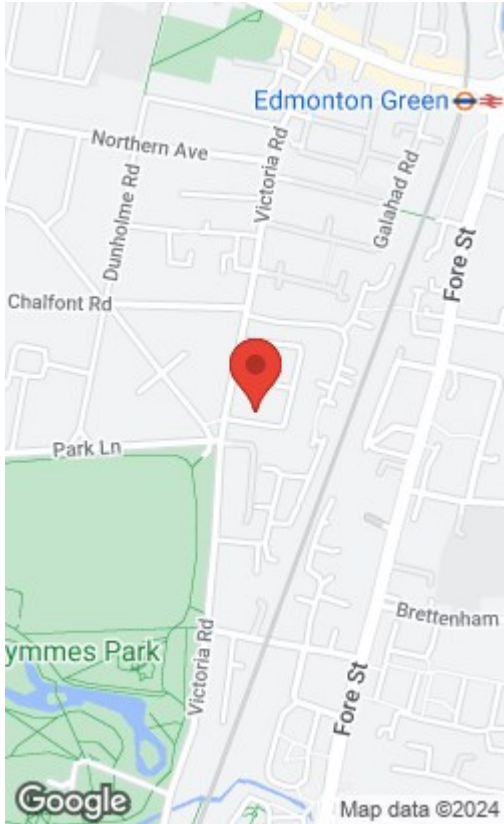
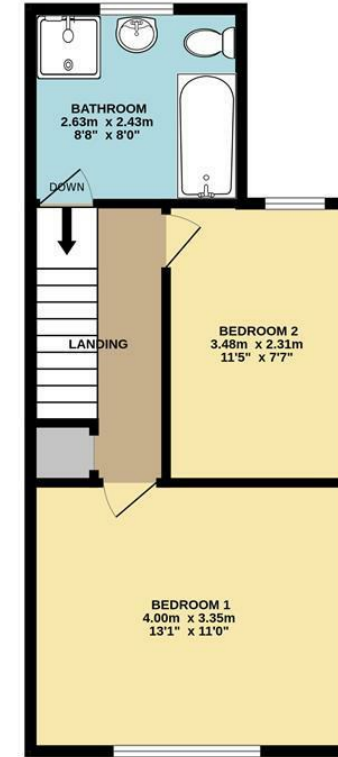
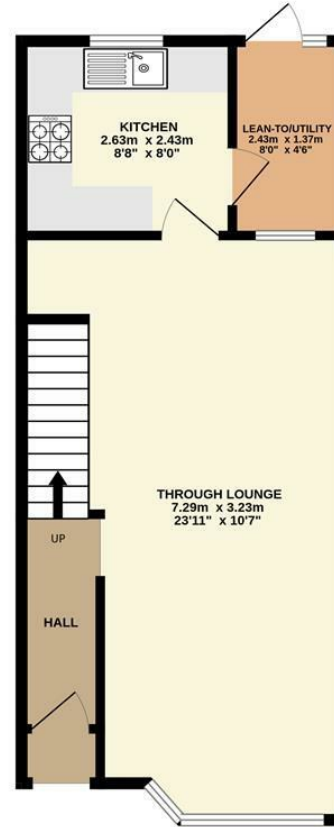
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | 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>67</b>                                   | <b>87</b>               |   |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

GROUND FLOOR  
38.1 sq.m. (410 sq.ft.) approx.

1ST FLOOR  
33.8 sq.m. (363 sq.ft.) approx.



SUNNYSIDE ROAD SOUTH, EDMONTON, N9

TOTAL FLOOR AREA: 71.9 sq.m. (774 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 terms 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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