



www.kings-group.net

6 Church Street
Edmonton N9 9DX
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Oaklands Avenue, London, N9 7LH

£450,000

KINGS are pleased to present this SPACIOUS Three Bedroom End Of Terrace House located on Oaklands Avenue a quiet residential road in the POPULAR Galliard Road area. This well presented 1930's style family home comprises a 26FT THROUGH LOUNGE, a separate kitchen and lean-to, a FIRST FLOOR BATHROOM and a 37ft rear garden with side access.

In our opinion this would be perfect for any family whilst still offering the POTENTIAL to grow further in size via a loft conversion and rear extension (stp). This bay fronted property offers easy access to Hertford Road and the A10, whilst schools and local shops are within walking distance. Jubilee Park is within easy reach for locals to enjoy as are Southbury and Bush Hill Park Train Stations for commuters that need to be well connected to the city.

Council Tax Band D

FRONT DOOR TO:

ENTRANCE HALLWAY

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

RECEPTION ROOM

13'4 x 12'1 (4.06m x 3.68m)

With double glazed window to front, coved ceiling, double radiator, fireplace, TV point, power points, laminated wood style flooring.

DINING ROOM

13'4 x 12'1 (4.06m x 3.68m)

With double glazed sliding door leading to garden, coved ceiling, double radiator, power points, laminated wood style flooring.

KITCHEN

With double glazed window to rear and door leading to lean-to, tiled splash backs, range of base and wall units with roll top work surfaces, sink and drainer unit, freestanding gas hob, space for fridge freezer, power points, laminated wood style flooring.

LEAN- TO

7'11 x 7'0 (2.41m x 2.13m)

FIRST FLOOR LANDING

BEDROOM ONE

13'9 x 11'6 (4.19m x 3.51m)

With double glazed bay window to front, picture rail, double radiator, fitted and built-in wardrobe, power points, carpeted flooring.

BEDROOM TWO

13'5 x 10'11 (4.09m x 3.33m)

With double glazed window to rear, picture rail, double radiator, fitted and built-in wardrobe, TV point, power points, laminated wood style flooring.

BEDROOM THREE

With double glazed window to front, picture rail, single radiator, power points.

BATHROOM

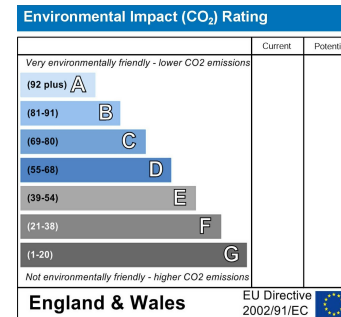
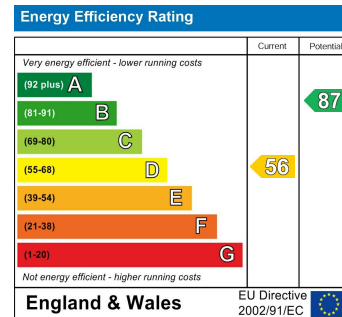
8'5 x 7'0 (2.57m x 2.13m)

With double glazed windows to rear and side, tiled walls, panel enclosed bath with mixer tap with shower attached, pedestal wash basin, low level W.C, tiled flooring.

GARDEN

37'9 x 20'8 (11.51m x 6.30m)

Mainly laid to lawn with plant and shrub borders, side access.





Ground Floor

First Floor

Oaklands Avenue, Edmonton, London, N9 7LH

Approximate Gross Internal Floor Area : 95.50 sq m / 1027.95 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



