



Boundary Road, N9 8AX
London





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KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with OFF STREET PARKING and an 80FT GARDEN with rear access. This CHAIN FREE 1930's style family home features a spacious 22ft through lounge, a LARGE KITCHEN/DINER with skylights, a ground floor shower room and first floor bathroom. Further benefits include double glazing and gas central heating.

Being just off Hertford Road there are also shops, local schools, and bus services all WITHIN WALKING DISTANCE. Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station.

Council Tax Band C

£475,000



- Kings Are Pleased To Present This
- Off Street Parking
- Extended Kitchen/Diner
- 80ft Garden With Rear Access
- Chain Free

FRONT DOOR LEADING TO

ENTRANCE HALLWAY

With double glazed window to front aspect, carpeted flooring, storage cupboards, carpeted stairs leading to first floor

RECEPTION ROOM 22'8" x 11'4" (6.91m x 3.45m)

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

KITCHEN / DINING AREA 18'10" x 15'7" (5.74m x 4.75m)

With double glazed window to rear aspect, tiled flooring, wall and base units with flat top work surfaces, integrated over, integrated cooker with gas hob, tiled splash back walls, skylights, spotlights, hood extractor fan, drainer unit sink, power points, double glazed door leading to garden,

SHOWER ROOM 9'11" x 6'8" (3.02m x 2.03m)

With opaque window to rear aspect, fully tiled, shower cubicle, low level WC, wash basin, heater towel rail,

FIRST FLOOR LANDING

With carpeted flooring,

BEDROOM ONE 12'6" x 10'8" (3.81m x 3.25m)

With double glazed window to front aspect, laminate flooring, built in wardrobes, power points

BEDROOM TWO 10'8" x 9'8" (3.25m x 2.95m)

With double glazed window to rear aspect, carpeted flooring, built in wardrobes, power points

BEDROOM THREE 6'10" x 5'11" (2.08m x 1.80m)

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

- Three Bedroom Terraced House
- 22ft Through Lounge
- Two Bathrooms
- Situated Just Off Hertford Road
- Council Tax Band C

BATHROOM 5'9" x 5'6" (1.75m x 1.68m)

With opaque window to rear aspect, fully tiled, panel enclose bath, low level WC, wash basin with vanity unit under and mixer tap, heated towel rail

GARDEN 80' (24.38m)

Extends approximately 80ft, with rear access, fence panels, mainly paved, plant and shrub borders, outside sink, shed,



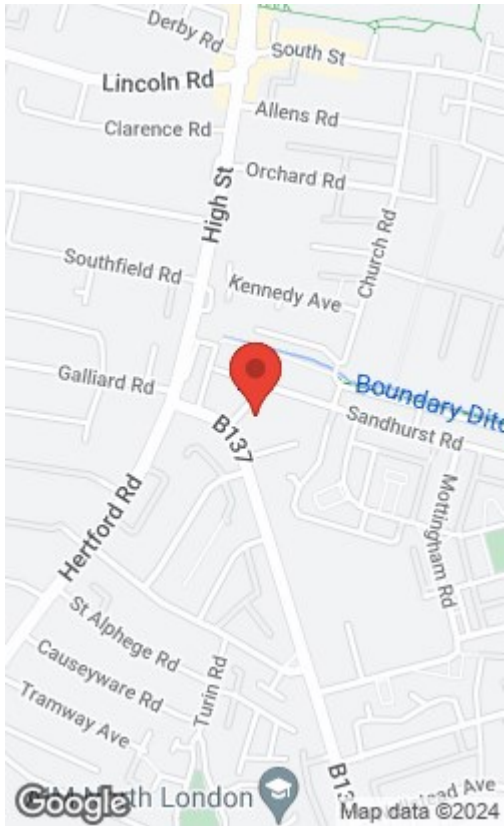




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Ground Floor First Floor

Boundary Road, N9

Approximate Gross Internal Floor Area : 104.70 sq m / 1126.98 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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