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Pymmes Gardens South, London, N9 9NT

**£499,995**



KINGS are pleased to present this CORNER PLOT Three Bedroom Semi Detached House with OFF STREET PARKING. This lovely 1930's style family home is positioned on the corner of a SOUGHT AFTER CUL-DE-SAC turning and boasts both SIDE AND REAR GARDENS. Features include an extended entrance hall leading to a spacious 22FT OPEN PLAN LIVING/DINING SPACE overlooking the garden, a separate fitted kitchen, a ground floor bathroom, double glazing throughout and gas central heating.

The property is ideally situated within WITHIN WALKING DISTANCE OF PYMEES PARK with local shops and popular schools close by such as the well renowned Latymer School. For commuters there is direct access on to A10 linking to the A406 North Circular Road, and is also within easy reach of Edmonton Green and Silver Street Stations.

Council Tax Band D

## FRONT DOOR TO:-

### ENTRANCE HALLWAY

**11'8 x 4'11 (3.56m x 1.50m)**

With double glazed window to front and side, dado rail, double radiator with cover, carpeted flooring.

### KITCHEN

**10'0 x 9'0 (3.05m x 2.74m)**

With double glazed window to front, coved ceiling, part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, electric cooker, chimney style hood extractor, space for fridge/freezer, plumbed for washing machine and dishwasher, power points, tiled flooring.

### RECEPTION ROOM / DINER

**22'7 x 12'6 (6.88m x 3.81m)**

With two double glazed window to rear, coved and textured ceiling, dado rail, two double radiators with covers, fireplace, TV point, power points, carpeted flooring.

### BATHROOM

**9'2 x 5'10 (2.79m x 1.78m)**

### FIRST FLOOR LANDING

### BEDROOM ONE

**13'2 x 12'10 (4.01m x 3.91m)**

With double glazed window to rear, double radiator, dado rail, fitted wardrobe, power points, laminated wood style flooring.

### BEDROOM TWO

**11'2 x 9'2 (3.40m x 2.79m)**

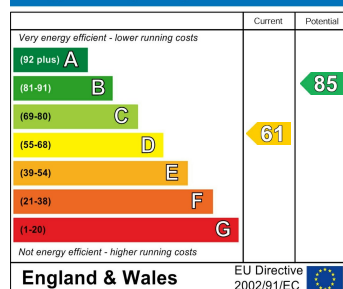
With double glazed window to side, double radiator, built-in wardrobe, power points, laminated wood style flooring.

### BEDROOM THREE

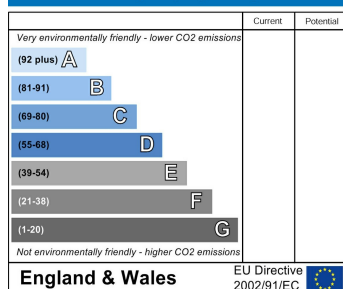
**10'1 x 9'8 (3.07m x 2.95m)**

With double glazed window to rear, double radiator, power points, laminated wood style flooring.

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating





## Pymmes Gardens, N9

Approximate Gross Internal Floor Area : 103.20 sq m / 1110.83 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Associated Offices in London, Essex and Hertfordshire

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