



Pymmes Gardens South, N9 9NT
London





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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

Offers Over £475,000



- Kings Are Pleased To Present This
- 1930's Build
- Side and Rear Gardens
- Ground Floor Bathroom
- Sought After Location

- Three Bedroom Semi Detached House
- Off Street Parking
- 22ft Open Plan Living/Dining Space
- Extended Entrance Hall
- 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.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
61	85		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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.

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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