



Croyland Road, N9 7BG
London





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KINGS are pleased to offer this Three Bedroom Terraced House situated in the heart of Edmonton. This 1930's style family home is conveniently located just off Hertford Road situated within easy reach of Edmonton Green and it's vast selection of shops, restaurants and leisure facilities, the property also provides easy access to bus routes and road links such as the A10. There is a lot on offer making it perfect for a first time buyers, family movers or investors looking for a hassle free investment in a good location.

Features benefits include a 24ft open-plan reception room providing living and dining spaces, a FIRST FLOOR SHOWER ROOM and a LARGE 42FT GARDEN. There are also the benefits of double glazing and gas central heating. In our opinion this would be perfect for any family looking to make a house a home whilst still offering the opportunity to grow further in size and value.

Council Tax Band D

£420,000



- Kings Are Pleased To Offer This
- 1930s Build
- First Floor Shower Room
- 42ft Garden
- Close Proximity To Local Amenities

- Three Bedroom Terrace House
- Open Plan Reception Room & Dinner
- Conservatory / Utility Room
- Easy Access to Edmonton Green Train Station
- Council Tax Band D

FRONT DOOR TO:

HALLWAY

RECEPTION ROOM / DINER 24 x 11'7 (7.32m x 3.53m)

KITCHEN 8'10 x 5'10 (2.69m x 1.78m)

CONSERVATORY / UTILITY ROOM

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

BEDROOM TWO 10'6 x 10'6 (3.20m x 3.20m)

BEDROOM THREE 9'0 6'5 (2.74m 1.96m)

SHOWER ROOM 6'1 x 5'10 (1.85m x 1.78m)

GARDEN 42 (12.80m)



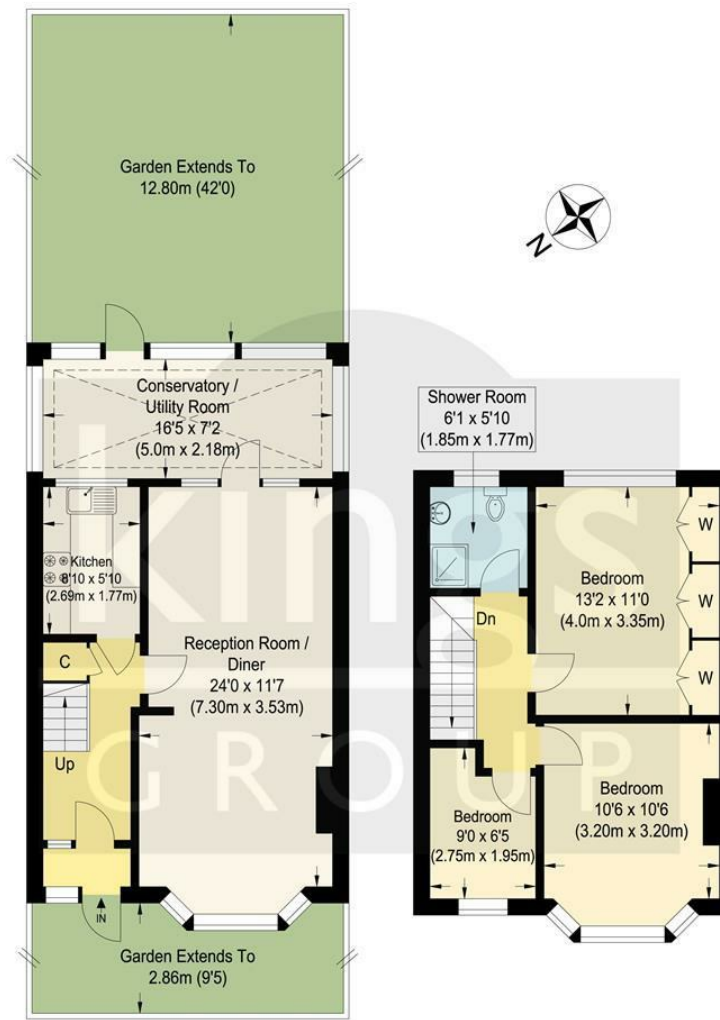


kings
GROUP





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	
90	67		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor **First Floor**

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Approximate Gross Internal Floor Area : 92.60 sq m / 996.73 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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