



Croyland Road, N9 7BH
London





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KINGS are delighted to offer this Two Bedroom CHAIN FREE Terraced House WITHIN WALKING DISTANCE of Edmonton Green train station. This spacious Victorian built property features an OPEN PLAN RECEPTION ROOM, a 60ft rear garden, a FIRST FLOOR FOUR PIECE BATHROOM and two double bedrooms. Further benefits include gas central heating and double glazing.

Croyland Road is 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.

Council Tax Band C

£400,000



- Kings Are Delighted To Offer This
- Victorian Build
- First Floor Four Piece Bathroom
- Walking Distance to Edmonton Green
- Chain Free

- Two Bedroom Terraced House
- Open Plan Reception & Dining Room
- 60ft Rear Garden
- Gas Central Heating & Double Glazing
- Council Tax Band C

FRONT DOOR LEADING TO;

HALLWAY

RECEPTION / DINING ROOM 23'6 x 11'5 (7.16m x 3.48m)

KITCHEN 12'5 x 7'5 (3.78m x 2.26m)

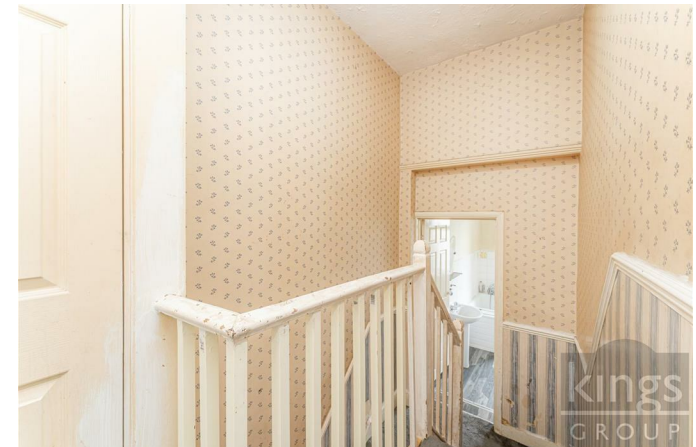
LEAN TO 12'3 x 5'8 (3.73m x 1.73m)

BEDROOM ONE 14'9 x 10'3 (4.50m x 3.12m)

BEDROOM TWO 10'3 x 9'2 (3.12m x 2.79m)

BATHROOM 12'3 x 7'6 (3.73m x 2.29m)

GARDEN 59'7 x 14'6 (18.16m x 4.42m)





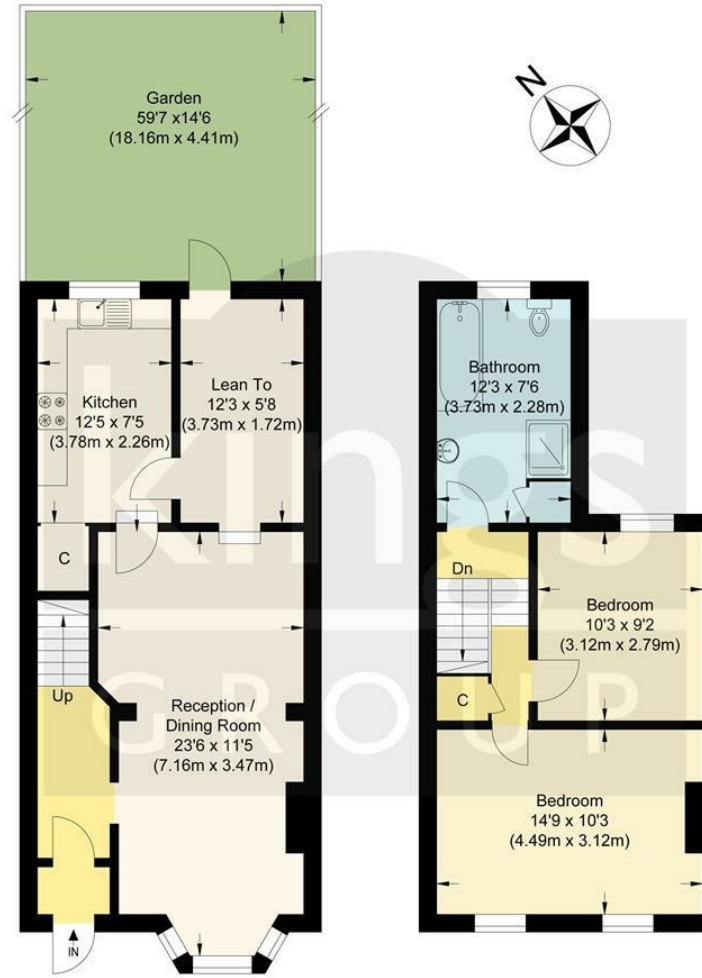
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	



Ground Floor **First Floor**
Croyland Road

Approximate Gross Internal Floor Area : 85.60 sq m / 921.39 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.

6 Church Street, Edmonton, London, N9

9DX
 T: 02083500100

E:
 www.kings-group.net

