



Galliard Road, N9 7NG
London





Galliard Road, N9 7NG

KINGS are pleased to present this Two Bedroom End Of Terraced House. This 1950s style family home which is available CHAIN FREE and comprises a porch, a 22FT THROUGH LOUNGE, a separate extended spacious kitchen and a FIRST FLOOR BATHROOM. Further features include a garage to the rear and potential for a driveway (stp), gas central heating and double glazing.

The property is located on the SOUGHT AFTER Galliard Road which is a wide, well connected turning lined with trees in Lower Edmonton providing transport links and local shops close by. JUBILEE PARK is within easy reach for locals to enjoy as are Edmonton Green and Ponders End Train Stations for commuters that need to be well connected.

Council Tax Band C

£399,995



- Kings Are Pleased To Present This
- 1950's Style
- First Floor Bathroom
- 46ft Rear Garden With Garage
- Chain Free

- Two Bedroom End Of Terraced House
- 22ft Through Lounge
- Extended Kitchen / Diner
- Popular Location Close To Jubilee Park
- Council Tax Band C

FRONT DOOR LEADING TO :

PORCH

RECEPTION ROOM 22'2 x 14'5 (6.76m x 4.39m)

KITCHEN / DINER 13'5 x 9'8 (4.09m x 2.95m)

BEDROOM ONE 13'7 x 10'5 (4.14m x 3.18m)

BEDROOM TWO 8'10 x 7'1 (2.69m x 2.16m)

BATHROOM 6'1 x 5'7 (1.85m x 1.70m)

GARDEN 46'3 (14.10m)

GARAGE 17'9 x 9'10 (5.41m x 3.00m)









| 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 | |
| 86 | 62 | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



Ground Floor First Floor

Galliard Road, N9

Approximate Gross Internal Floor Area : 71.50 sq m / 769.61 sq ft
(Excluding Garage)

Garage Area : 16.20 sq m / 174.37 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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