



Bury Street, N9 7LD
London





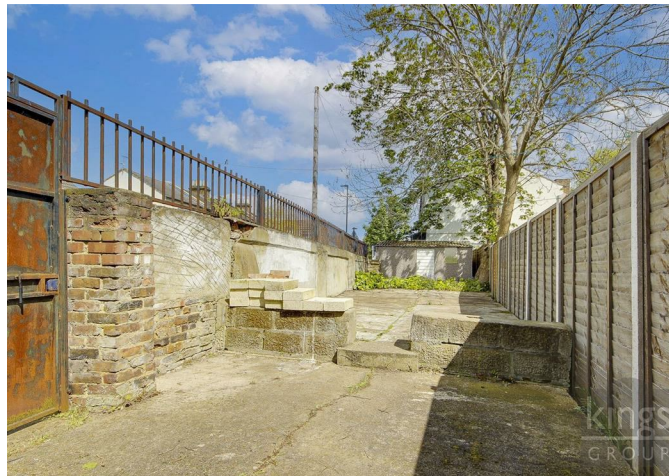
Bury Street, N9 7LD

KINGS are delighted to offer this LARGER THAN AVERAGE Three Bedroom End Of Terrace House WITHIN WALKING DISTANCE of Edmonton Green train station. This spacious Victorian built property is available CHAIN FREE and features a reception and separate dining room, a downstairs WC, FIRST FLOOR BATHROOM, 66ft rear garden and GARAGE with road access. Further benefits include gas central heating and double glazing.

Bury Street 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 D

Offers Over £500,000



- Kings are delighted to offer this
- 1900's Build
- Downstairs WC & First Floor Bathroom
- Garage With Direct Road Access
- Gas Central Heating & Double Glazed Windows

PORCH LEADING TO

HALLWAY

Laminated floors, carpet stairs leading to first floor, power points, radiator, side aspect opaque window

RECEPTION ROOM 14'2 x 11'2 (4.32m x 3.40m)

Laminated flooring, rear aspect double glazed window, power points, radiator

DINING ROOM 11'5 x 10'10 (3.48m x 3.30m)

Laminated floor, power points, radiator, front aspect double glazed windows

KITCHEN 13'5 x 7'1 (4.09m x 2.16m)

Tiled floors, tiled splash back, base units with roll top work surfaces, sink with drainer, plumbing for washing machine and dishwasher

WC 4'2 x 2'11 (1.27m x 0.89m)

BEDROOM ONE 12'3 x 11'4 (3.73m x 3.45m)

Laminated flooring, front aspect double glazed windows, radiator, power points

BEDROOM TWO 11'2 x 7'7 (3.40m x 2.31m)

Laminated flooring, rear aspect double glazed windows, radiator, power points

BEDROOM THREE 14'3 x 7'1 (4.34m x 2.16m)

Laminated flooring, rear aspect double glazed windows, radiator, power points

BATHROOM 11'4 x 4'5 (3.45m x 1.35m)

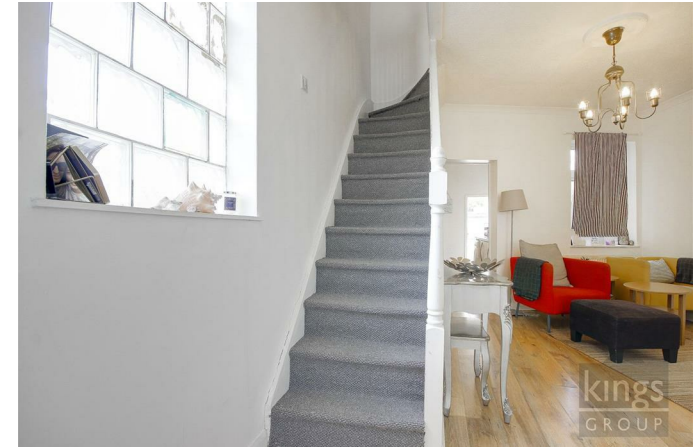
Tiled floors, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

FRONT GARDEN 20' (6.10m)

- Three Bedroom End of Terraced House
- Two Reception Room
- 66ft Rear Garden
- Close Proximity To Edmonton Green Train Station & Shopping Centre
- Council Tax Band D

REAR GARDEN 66' (20.12m)

GARAGE 13'5 x 10'6 (4.09m x 3.20m)



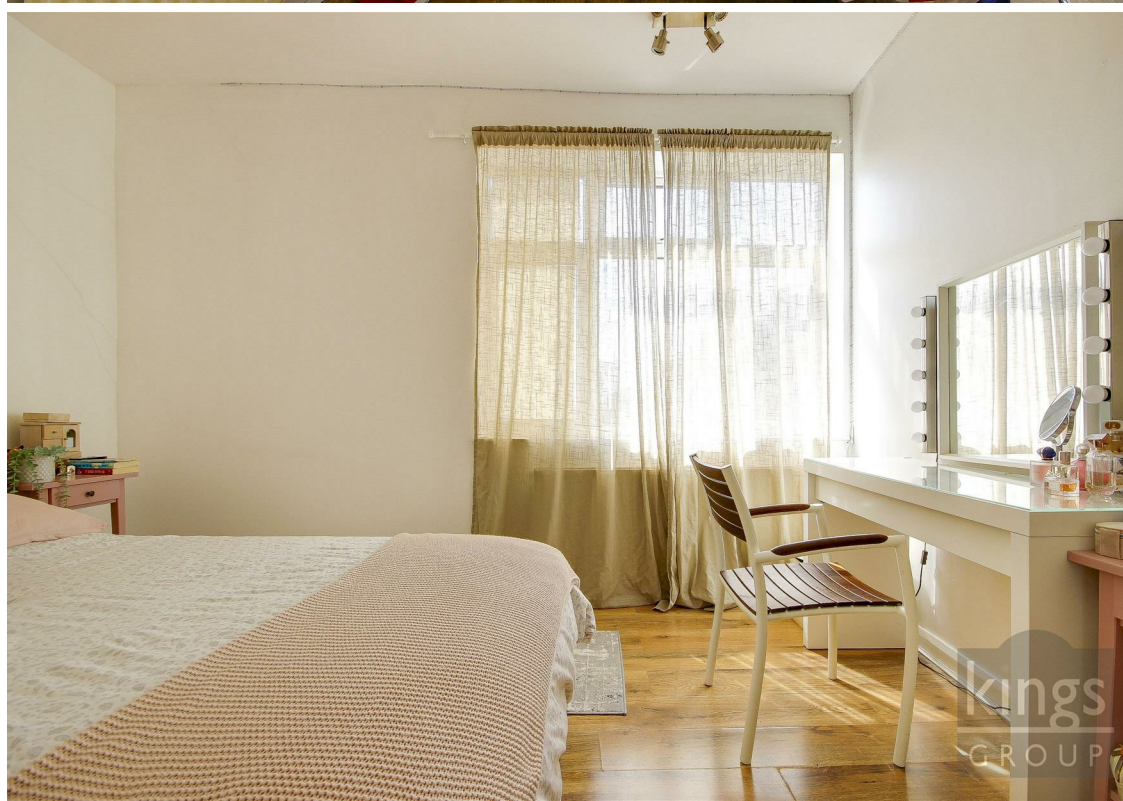


NO PARKING

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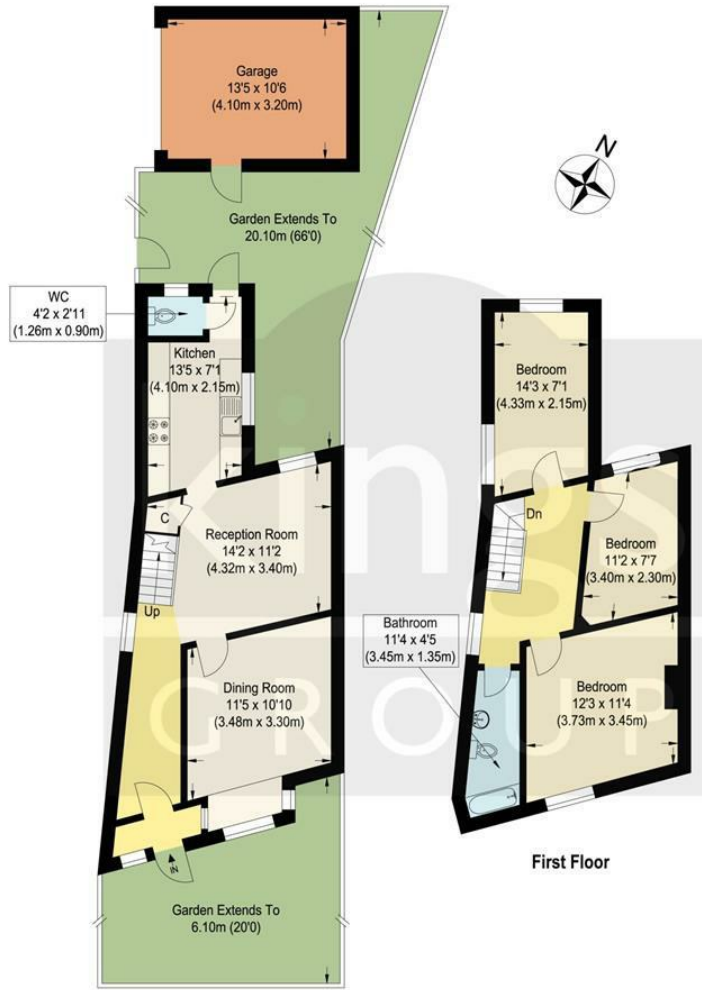


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Bury Street, N9

Approximate Gross Internal Floor Area : 85.70 sq m / 922.46 sq ft
 (Excluding Garage)
 Garage Area : 13.10 sq m / 141.0 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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