



Coniston Gardens, N9 8NB
London





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KINGS are pleased to present this Two Bedroom Semi Detached House with OFF STREET PARKING, A LARGE REAR GARDEN AND TWO OUTBUILDINGS. The CHAIN FREE property is in need of refurbishment and offers PLENTY OF POTENTIAL throughout with the scope to extend to the side, rear and loft (stp). Features include an entrance porch, a 23ft through lounge, a separate kitchen, a first floor bathroom and gas central heating.

The property is situated at the bottom of a CUL-DE-SAC turning just east of Hertford Road within easy reach of Edmonton Green shopping centre, bus terminal and train station. There are local shops and amenities close by along with a number of schools within walking distance making this ideal for families or for investor looking for something that is well connected.

£425,000



- Kings Are Pleased To Present This
- Off Street Parking
- Two Outbuildings
- Potential To Extend (stp)
- Chain Free

- Two Bedroom Semi Detached House
- Large Rear Garden
- In Need Of Refurbishment
- Cul-De-Sac Location
- Council Tax Band C

PORCH 6'1 x 4'2 (1.85m x 1.27m)

ENTRANCE HALL 3'0 x 3'0 (0.91m x 0.91m)

THROUGH LOUNGE 22'3 x 12'11 (6.78m x 3.94m)

KITCHEN 9'8 x 8'9 (2.95m x 2.67m)

FIRST FLOOR LANDING 5'8 x 2'6 (1.73m x 0.76m)

BEDROOM ONE 13'3 x 12'11 (4.04m x 3.94m)

BEDROOM TWO 8'8 x 7'7 (2.64m x 2.31m)

BATHROOM 5'9 x 4'11 (1.75m x 1.50m)

GARDEN 60'0 x 45'0 approx. (18.29m x 13.72m approx.)

OUTBUILDING ONE 15'4 x 8'4 (4.67m x 2.54m)

OUTBUILDING TWO 20'0 x 12'0 (6.10m x 3.66m)





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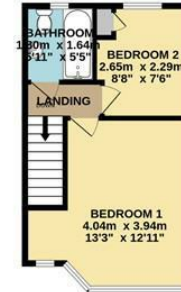
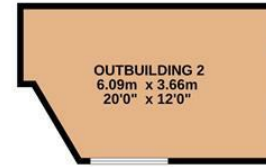
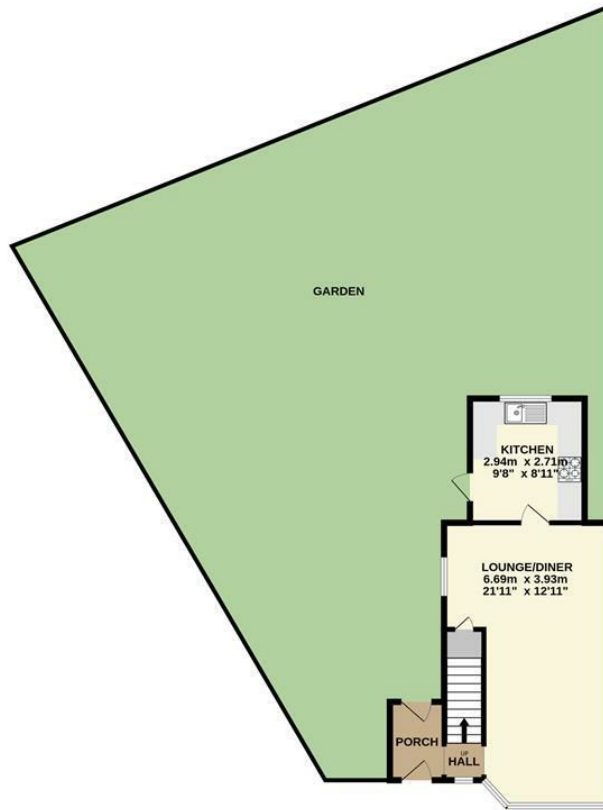


| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) 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 | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

GROUND FLOOR
35.9 sq.m. (396 sq.ft.) approx.

1ST FLOOR
46.4 sq.m. (500 sq.ft.) approx.

OUTBUILDING 1
11.5 sq.m. (123 sq.ft.) approx.



CONISTON GARDENS, EDMONTON, N9

TOTAL FLOOR AREA : 93.7 sq.m. (1008 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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