



Sweet Briar Green, N9 9NJ
London





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KINGS are pleased to present this Three Bedroom Semi Detached House with OFF STREET PARKING and a 45FT GARDEN. This 1930's style family home is situated in a sought after location and has plenty of POTENTIAL with the scope to extend (stp). Features include a spacious lounge, a good sized separate kitchen and UTILITY ROOM, a ground floor bathroom, a LEAN-TO/STUDY ROOM, double glazing and gas central heating.

The property is ideally situated within WITHIN WALKING DISTANCE of Pymmes Park, with local shops and popular schools close by such as the well renowned Latymer School. For commuters there is direct access on to A10 linking to the A406 North Circular Road, and is also within easy reach of Edmonton Green and Silver Street Stations.

Council Tax Band D

£475,000



- Kings Are Pleased To Present This
- Off Street Parking
- Lean-To/Study Room To Side
- 45ft Rear Garden
- Walking Distance To Pymmes Park

ENTRANCE HALL

Laminate flooring, radiator, carpet stairs leading to first floor

RECEPTION ROOM 14'7 x 12'3 (4.45m x 3.73m)

Laminate flooring, radiator, double glazed windows and power points

KITCHEN 12'3 x 9'5 (3.73m x 2.87m)

Double glazed window to rear aspect, wall and base units with roll top work surfaces, integrated cooker, gas hob, sink with drainer, plumbing for washing machine and dishwasher, power points

LEAN-TO 14'5 x 5'3 (4.39m x 1.60m)

Vinyl flooring, opaque window, door leading to entrance hall, door leading to garden and utility room.

UTILITY ROOM 10'1 x 5'0 (3.07m x 1.52m)

BATHROOM 6'1 x 5'9 (1.85m x 1.75m)

Opaque window to rear aspect, laminate flooring, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

FIRST FLOOR LANDING

BEDROOM 1 15'6 x 11'4 (4.72m x 3.45m)

Double glazed window to front aspect, radiator, built in wardrobe, storage cupboard, carpeted flooring, textured ceiling, power points

BEDROOM 2 12'5 x 9'5 (3.78m x 2.87m)

Double glazed window to rear aspect, carpeted flooring, radiator, textured ceiling, built in storage cupboard, power points

• Three Bedroom Semi Detached House

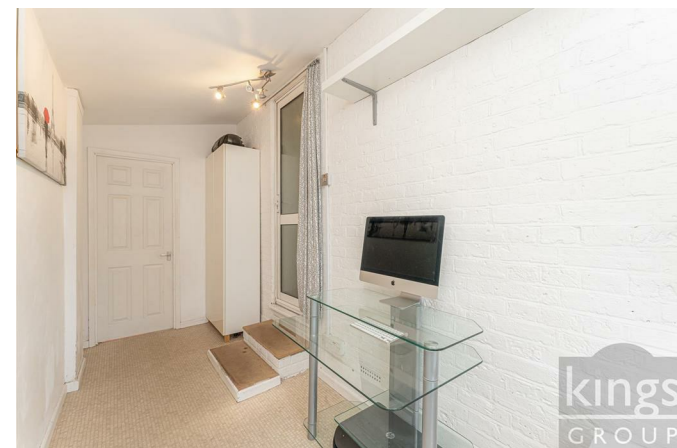
- Spacious Kitchen & Separate Utility
- Ground Floor Bathroom
- Potential To Extend (stp)
- Council Tax Band D

BEDROOM 3 9'8 x 9'1 (2.95m x 2.77m)

Double glazed window to rear aspect, carpeted flooring, textured ceiling, radiator, power points

GARDEN 45'0 x 24'7 (13.72m x 7.49m)

Concrete paving, laid lawn, wooden fence panels, shed at rear of garden





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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	
87	64		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Approximate Gross Internal Floor Area : 97.10 sq m / 1045.17 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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