



Warren Close, N9 8QE
London





king
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KINGS are pleased to present this EXTENDED Three Bedroom Terraced House located within a cul-de-sac. This 1930's style property features a spacious 22FT THROUGH LOUNGE opening onto a kitchen with access to a 33FT SOUTH-FACING GARDEN WITH A GARAGE, SUMMER HOUSE STORAGE and rear access. Further benefits include OFF STREET PARKING, FIRST FLOOR BATHROOM, double glazing and gas central heating

Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. There are also local schools and shops within walking distance. In our opinion the house would be perfect for a family looking to make it their own, or for investors looking for a promising return.

Council Tax Band D

Offers Over £465,000



- Kings Are Pleased To Present This
- 1930's Style
- Off Street Parking
- Extended Kitchen

- First Floor Bathroom

FRONT DOOR LEADING TO

ENTRANCE HALLWAY

Laminate flooring, carpet stairs leading to first floor, radiator, power points

RECEPTION ROOM / DINER 22'5 x 16'8 (6.83m x 5.08m)

Carpet flooring, textured walls and ceiling, fireplace, radiator, power points, double glazed front facing windows

KITCHEN 15'10 x 6'11 (4.83m x 2.11m)

Tiled floors, base units with roll top work surfaces, sink with drainer, plumbing for washing machine, power points.

BEDROOM ONE 11'5 x 10'6 (3.48m x 3.20m)

Carpet floors, textured ceiling, fitted wardrobe, radiator, power points, double glazed front facing window.

BEDROOM TWO 11'2 x 10'6 (3.40m x 3.20m)

Double glazed front facing windows, radiator, power points, laminate flooring

BEDROOM THREE 7'9 x 5'11 (2.36m x 1.80m)

Laminate flooring, fitted wardrobe, radiator, power points, rear facing double glazed window, textured ceiling.

BATHROOM 5'10 x 5'5 (1.78m x 1.65m)

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

GARDEN 33'8 (10.26m)

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

SUMMER HOUSE STORAGE 15'7 x 14'3 (4.75m x 4.34m)

GARAGE 15'7 x 13'2 (4.75m x 4.01m)

- Three Bedroom Terraced House
- Cul-De-Sac Location
- 22ft Through Lounge
- Garden With Summer House Storage & Garage Providing Rear Access
- Council Tax Band D

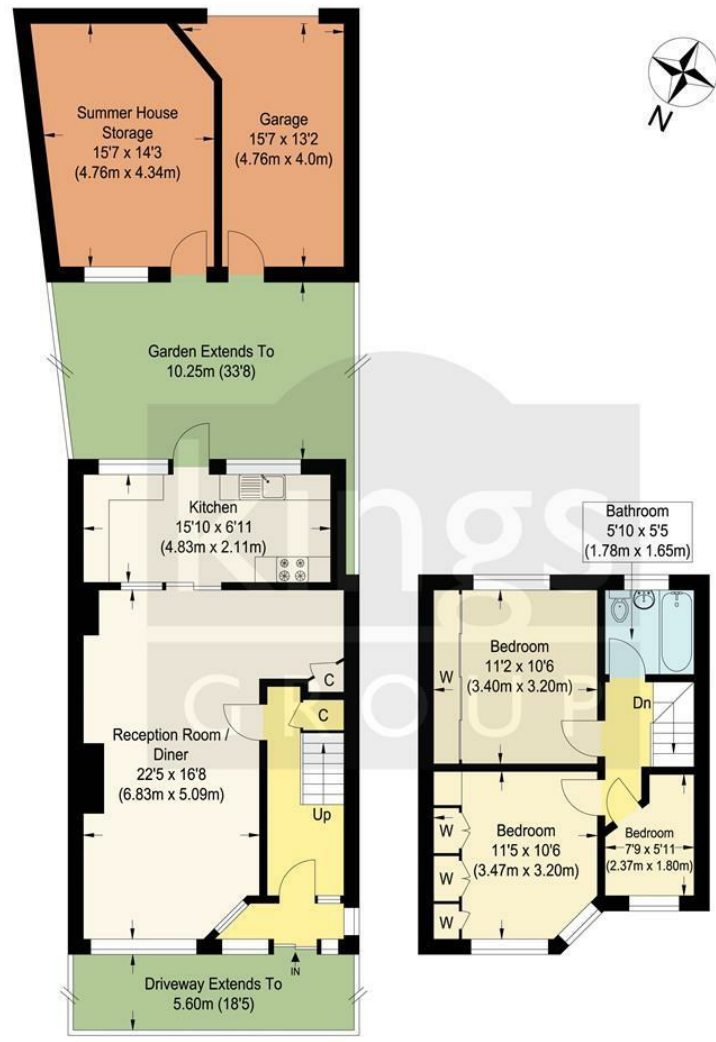








Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor First Floor

Warren Close, N9

Approximate Gross Internal Floor Area : 78.50 sq m / 844.96 sq ft
 (Excluding Outbuilding)
 Outbuilding Area : 37.60 sq m / 404.72 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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