



Woodlands Road, N9 8RP
London





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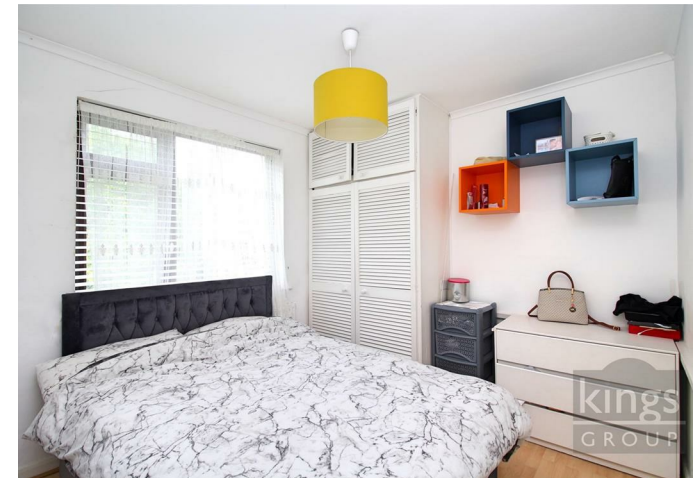
KINGS are pleased to present this Two Bedroom SEMI DETACHED HOUSE with OFF STREET PARKING, available with NO ONWARD CHAIN. This 1950's style property features an entrance porch, an open plan lounge leading onto a SPACIOUS KITCHEN/DINER, a large conservatory, a modern first floor bathroom, and a 40ft rear garden. Further benefits include gas central heating, double glazing a 21FT LONG STORE ROOM to the side with front and rear access along with the POTENTIAL to extend (stp).

The property is situated just off 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 Eldon School within walking distance making this ideal for families or for investor looking for something that is well connected.

Council Tax Band C

Flood Risk - Rivers and Seas: Low, Surface Water: Medium
Construction Type - Standard Construction (Brick, Tile)

£400,000



- Kings Are Pleased To Present This
- 1950's Style
- Open Plan Lounge & Kitchen/Diner
- 40ft Rear Garden
- Chain Free

- Two Bedroom Semi Detached House
- Off Street Parking
- Store Room To Side & Conservatory
- Potential To Extend (stp)
- Council Tax Band C

ENTRANCE PORCH

OPEN PLAN RECEPTION ROOM 15'9 x 12'5 (4.80m x 3.78m)

KITCHEN/DINER 15'9 x 10'6 (4.80m x 3.20m)

CONSERVATORY 15'9 x 8'6 (4.80m x 2.59m)

FIRST FLOOR LANDING

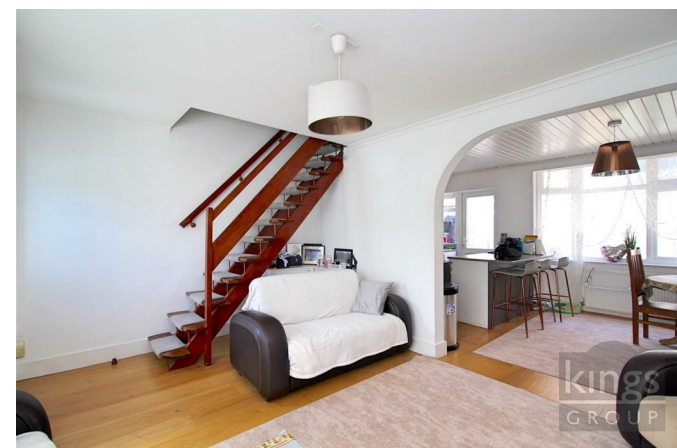
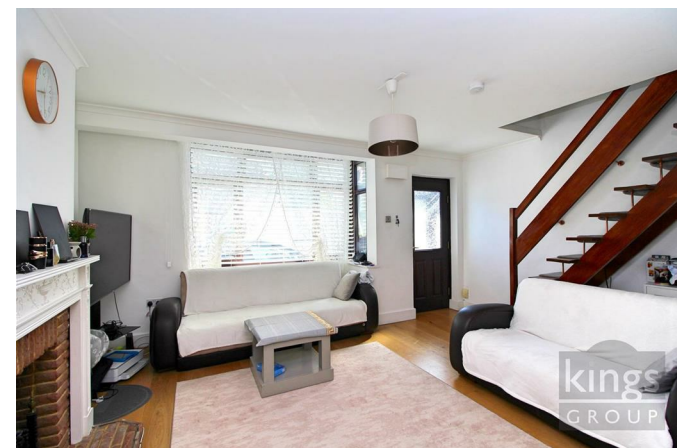
BEDROOM ONE 13'2 x 10'5 (4.01m x 3.18m)

BEDROOM TWO 9'5 x 9'1 (2.87m x 2.77m)

BATHROOM 6'2 x 5'9 (1.88m x 1.75m)

REAR GARDEN 40'0 x 22'0 (12.19m x 6.71m)

STORE ROOM





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	89		

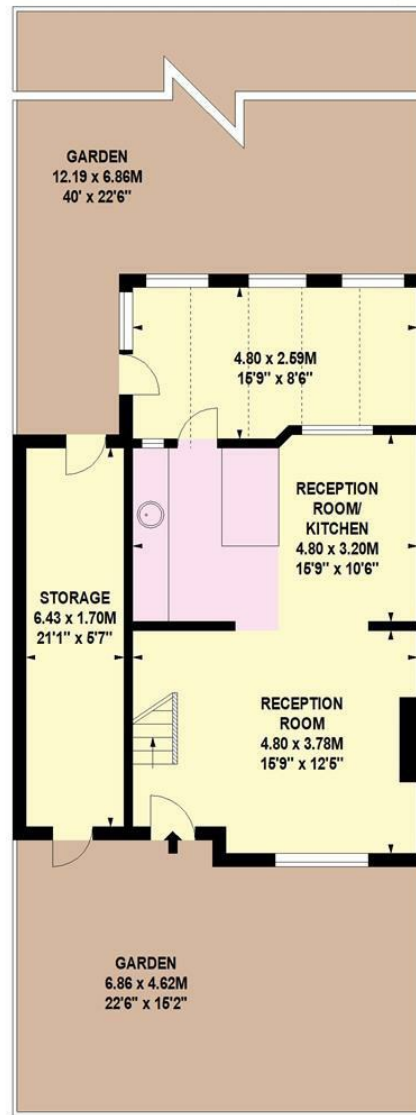
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	50		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



GROUND FLOOR

WOODLANDS ROAD, N9
 Approx. Gross Internal Area
 933 Sq Ft - 86.68 Sq M
 (Including Storage)
 Approx. Gross Internal Area
 806 Sq Ft - 74.88 Sq M
 (Excluding Storage)



FIRST FLOOR

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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