



Chalfont Road, N9 9NB
London





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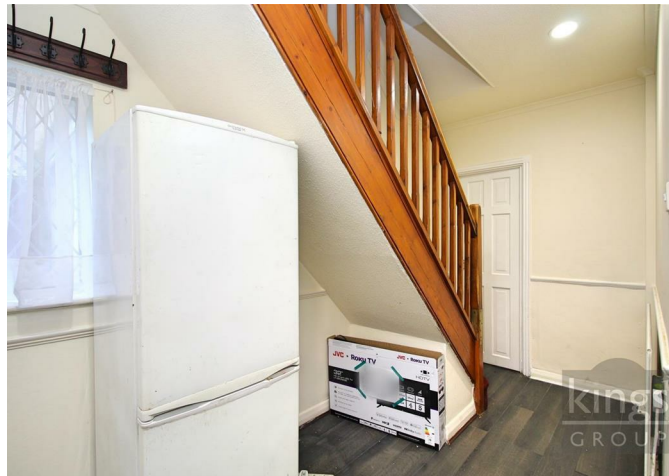
KINGS are pleased to present this Three Bedroom Semi Detached House with OFF STREET PARKING and a GARAGE to the side. This spacious 1930's style property is in a SOUGHT AFTER residential location within easy reach of popular schools, Pymmes Park and Silver Street station, with the A406 and A10 road links also close by.

Features include a separate kitchen to the front, a 14ft lounge, a GROUND FLOOR BEDROOM/STUDY, a ground floor bathroom, three good sized bedrooms, an UPSTAIRS WC and a 35ft south facing rear garden. Further benefits include gas central heating and potential to extend (stp).

Council Tax Band D

Flood Risk - Rivers and Seas: No Risk, Surface Water: Low
Construction Type - Standard Construction

Offers Over £450,000



- Kings Are Pleased To Present This
- 1930's Build
- Garage To Side
- Ground Floor Bedroom/Study
- Sought After Location

- Three Bedroom Semi Detached House
- Off Street Parking
- Ground Floor Bathroom
- 35ft South Facing Rear Garden
- Council Tax Band D

ENTRANCE HALL 12'8 x 8'2 (3.86m x 2.49m)

Laminated floors, stairs leading to first floor, power points, side aspect double glazed window

KITCHEN 12'1 x 10'0 (3.68m x 3.05m)

Tiled floors, power point, rear aspect double glazed window, plumbing for washing machine and dishwasher, base units with roll top work surfaces, sink with drainer

LOUNGE 14'11 x 12'1 (4.55m x 3.68m)

Laminated floors, radiator, power points

GROUND FLOOR BEDROOM/STUDY 10'11 x 7'10 (3.33m x 2.39m)

Laminated floors, radiator, power points, rear facing double glazed window

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

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

FIRST FLOOR LANDING 8'11 x 6'1 (2.72m x 1.85m)

Carpeted stairs leading to ground floor, laminated flooring, power points, radiator, side aspect double glazed windows

FIRST FLOOR WC 5'2 x 2'5 (1.57m x 0.74m)

BEDROOM ONE 13'1 x 12'3 (3.99m x 3.73m)

BEDROOM TWO 10'7 x 7'9 (3.23m x 2.36m)

BEDROOM THREE 7'9 x 7'9 (2.36m x 2.36m)

GARDEN 35'0 x 27'0 (10.67m x 8.23m)

GARAGE 14'8 x 6'6 (4.47m x 1.98m)



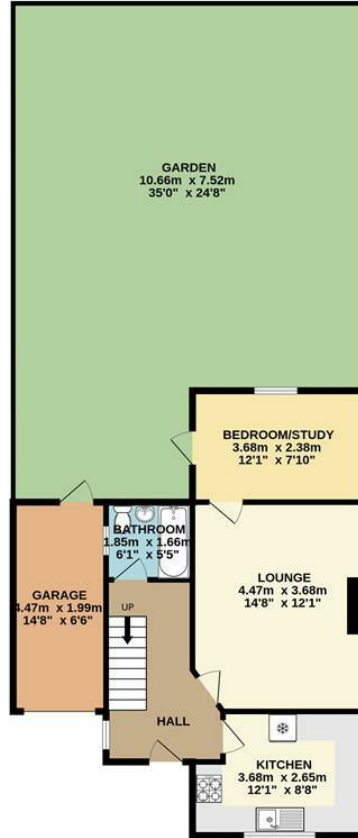


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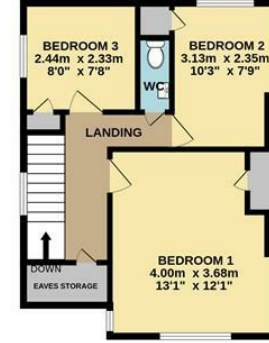
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	85	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not 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
74.5 sq.m. (802 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (371 sq.ft.) approx.



CHALFONT ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 109.0 sq.m. (1173 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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