



Harrow Drive, N9 9EQ  
London







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## Harrow Drive, N9 9EQ

KINGS are pleased to present this IMMACULATE Three Bedroom Terraced House with OFF STREET PARKING and a beautiful 50FT REAR GARDEN. This CHAIN FREE 1930's built family home is situated in a SOUGHT AFTER residential turning of N9 conveniently located close to local shops and schools whilst being well connected to both Edmonton Green Train Station and the A10 Great Cambridge Road.

The property features TWO RECEPTION ROOMS providing both living and dining areas, an EXTENDED MODERN KITCHEN with integrated appliances, a MODERN FIRST FLOOR BATHROOM, gas central heating, double glazed windows and REAR ACCESS. We feel it is ideal for anyone looking to MOVE STRAIGHT IN and make the house a home whilst still having the option to grow in size and value (stp).

Council Tax Band D  
Flood Risk - Rivers and Seas: No Risk, Surface Water: Low  
Construction Type - Standard Construction (Brick, Tile)

Offers Over £450,000



- Kings Are Pleased To Present This
- 1930's Build
- Two Reception Rooms
- Modern First Floor Bathroom
- Double Glazing & Gas Central Heating

**ENTRANCE HALL 10'10 x 6'4 (3.30m x 1.93m)**

Laminated floors, carpet stairs leading to first floor, power points

**RECEPTION ROOM ONE 12'8 x 11'4 (3.86m x 3.45m)**

Laminated floors, radiator, power points, front aspect double glazed window

**RECEPTION ROOM TWO 12'3 x 10'8 (3.73m x 3.25m)**

Laminated floor, power points, radiator, fireplace, rear aspect double glazed windows, rear aspect double glazed door leading to garden

**KITCHEN 18'4 x 7'3 (5.59m x 2.21m)**

Laminated floors, tiled splash back, base units with roll top work surfaces, sink with drainer, fitted electric cooker, integrated fridge freezer plumbing for washing machine, power points.

**FIRST FLOOR LANDING 7'3 x 6'8 (2.21m x 2.03m)**

**BEDROOM ONE 13'0 x 10'6 (3.96m x 3.20m)**

Laminated floors, front aspect double glazed window, power points, radiator, fitted wardrobe

**BEDROOM TWO 12'3 x 9'8 (3.73m x 2.95m)**

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

**BEDROOM THREE 7'2 x 6'6 (2.18m x 1.98m)**

Laminated floors, front aspect double glazed window, power points, radiator

**BATHROOM 7'3 x 6'11 (2.21m x 2.11m)**

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

**GARDEN 50'0 approx (15.24m approx)**

- Three Bedroom Terraced House
- Off Street Parking
- Extended Modern Kitchen
- 50ft Garden With Shed & Rear Access
- Council Tax Band D

Grass lawn, concrete pathway, shed at rear end







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Where *Words* Fail *Music* Speaks





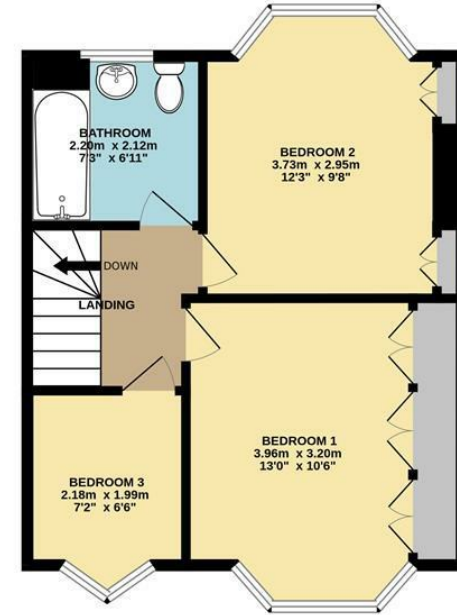
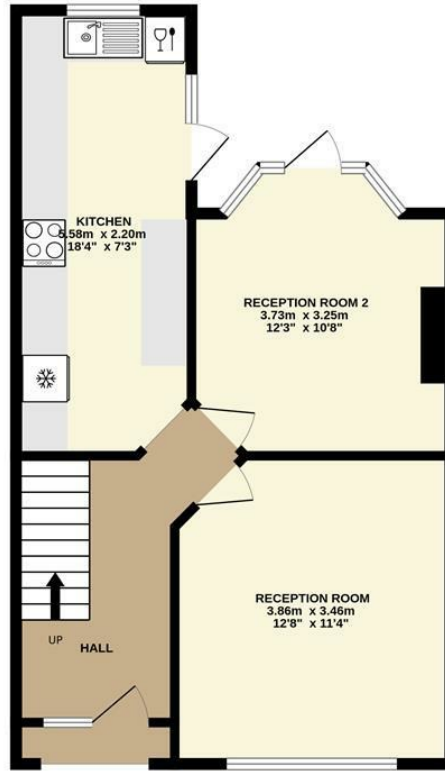




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
43.8 sq.m. (472 sq.ft.) approx.

1ST FLOOR  
36.3 sq.m. (390 sq.ft.) approx.



HARROW DRIVE, EDMONTON, N9

TOTAL FLOOR AREA : 80.1 sq.m. (862 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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