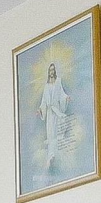




Hudson Way, N9 0XF
London





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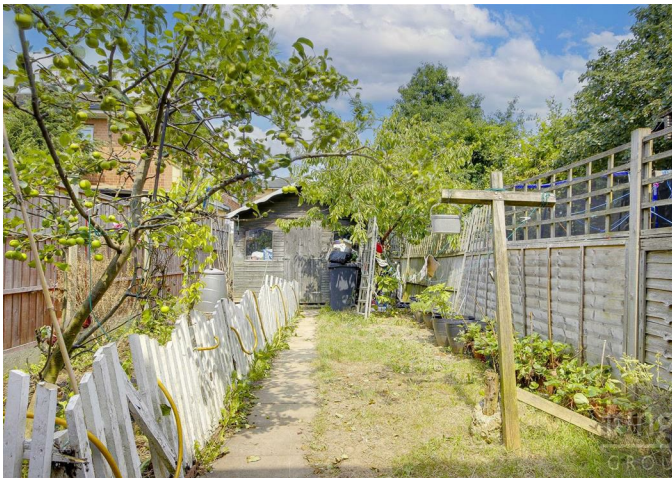
Hudson Way, N9 0XF

KINGS are pleased to present this modern style Three Bedroom Terraced House with ALLOCATED PARKING built circa 2002. The property is available CHAIN FREE and features a DOWNSTAIRS WC, a separate kitchen to the front, a 16ft lounge/diner leading onto a 42FT REAR GARDEN, and a first floor bathroom. Further benefits include gas central heating, double glazing, a front store shed and SOLAR PANELS.

The convenient location means that local shops, bus services and popular schools are within walking distance, whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. In our opinion this is ideal for a first time buyer or investor looking for a freehold property.

Council Tax Band D
Flood Risk - Rivers & Seas: No Risk, Surface Water: Very Low
Construction Type - Standard (Brick, Tile)
Solar Panels are on lease

£379,995



- Kings Are Pleased To Present This
- Built Circa 2002
- Ground Floor WC & First Floor Bathroom
- 42ft Rear Garden & Front Store Shed
- Chain Free

- Three Bedroom Terraced House
- Allocated Parking
- 16ft Lounge/Diner
- Solar Panels
- Council Tax Band D

ENTRANCE HALL

WC 6'3 x 2'6 (1.91m x 0.76m)

KITCHEN 10'11 x 5'9 (3.33m x 1.75m)

Vinyl floors, tiled splash back, power points, integrated cooker and gas hob, base units with roll top work surfaces, sink with drainer, front aspect double glazed windows, plumbing for washing machine and dish washer

LOUNGE/DINER 16'10 x 31'2 (5.13m x 9.50m)

Laminated floors, power points, radiator, fitted cupboard, rear aspect double glazed windows, door leading to back garden

FIRST FLOOR LANDING

BEDROOM ONE 13'2 x 8'8 (4.01m x 2.64m)

Laminated floors, power points, radiator, fitted cupboards, front aspect double glazed windows

BEDROOM TWO 11'2 x 6'10 (3.40m x 2.08m)

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

BEDROOM THREE 7'11 x 6'9 (2.41m x 2.06m)

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

BATHROOM 6'10 x 6'6 (2.08m x 1.98m)

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

GARDEN approx. 42'0 (approx 12.80m)

FRONT STORE SHED





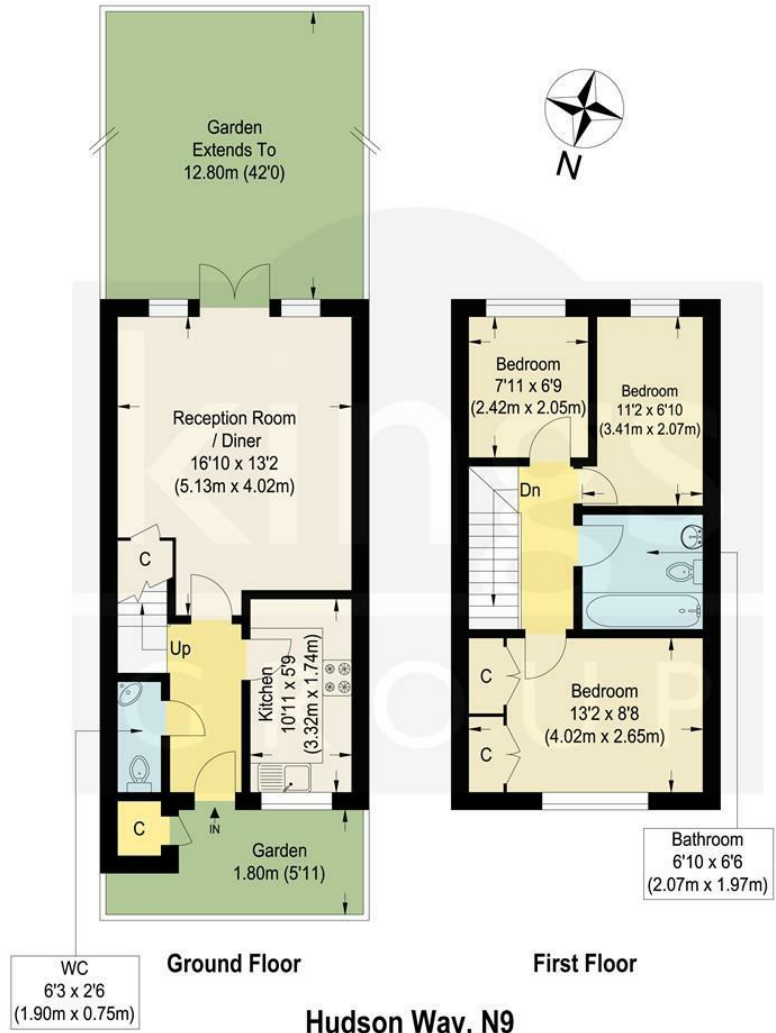
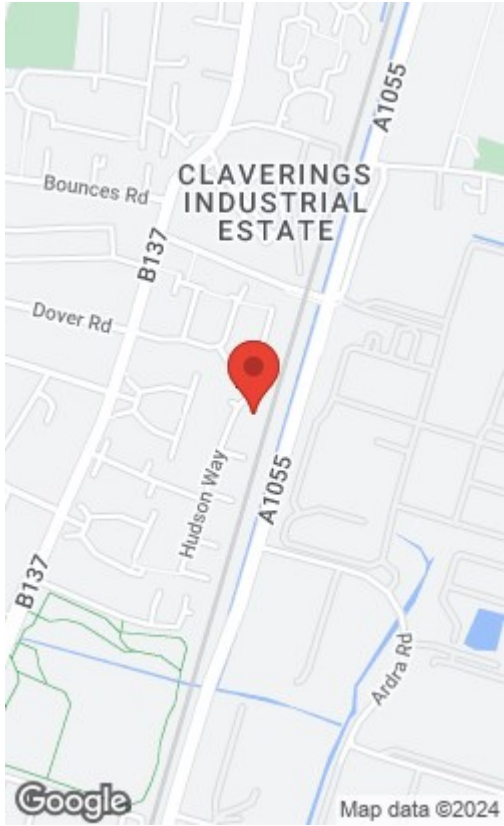
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
73	87		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Hudson Way, N9

Approximate Gross Internal Floor Area : 66.50 sq m / 715.80 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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