



Barclay Road, N18 1EF  
London







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# Barclay Road, N18 1EF

KINGS are pleased to present this EXTENDED Three Bedroom End Of Terrace House with a LARGE FRONTAGE and OFF STREET PARKING in Upper Edmonton close to the borders of Tottenham N17. This CHAIN FREE property features a separate lounge, a kitchen/diner, a GROUND FLOOR BEDROOM ideal for accessibility, a first floor bathroom with separate WC and a 50ft corner style garden with SIDE ACCESS. There is POTENTIAL to develop further on the side, rear and into the loft (stp).

With White Hart Lane train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities.

Council Tax Band C

Flood Risk - Rivers and Seas: No Risk, Surface Water: Very Low  
Construction Type - Standard (Brick), Ex Local Authority

£450,000



- Kings Are Pleased To Present This
- Double Storey Extended Corner Style Property
- Large Frontage With Side Access
- First Floor Bathroom & Additional WC
- Chain Free

#### FRONT DOOR TO:

#### **PORCH 8'03 x 4'03 (2.51m x 1.30m)**

With double glazed window to side aspect, single radiator, lino flooring.

#### **ENTRANCE HALLWAY**

With stairs to first floor landing, dado rail, double radiator, laminated wood style flooring.

#### **RECEPTION ROOM 11'10 x 12'03 (3.61m x 3.73m)**

With double glazed window to front aspect, storage cupboard, television point, power points, laminated wood style flooring.

#### **KITCHEN 16'01 x 7'05 (4.90m x 2.26m)**

With double glazed windows to rear aspect, coved ceiling, tiled splash backs, double radiator, range of wall and base units with roll top work surfaces, integrated electric oven and gas hob, sink and drainer unit, plumbing for dishwasher and washing machine, space for tumble dryer, under stairs storage cupboard, power points, tile flooring.

#### **HALLWAY 10'11 x 3'0 (3.33m x 0.91m)**

With coved ceiling, double radiator, space for fridge freezer, laminated wood style flooring, door leading to rear garden.

#### **DOWNSTAIRS BEDROOM 10'11 x 7'07 (3.33m x 2.31m)**

With double glazed window to front aspect, coved ceiling, double radiator, power points, laminated wood style flooring.

#### **FIRST FLOOR LANDING**

With double glazed window to front aspect, coved ceiling, dado rail, loft access part tiled and carpeted flooring.

#### **BEDROOM ONE 16'02 x 7'07 (4.93m x 2.31m)**

With double glazed windows to rear aspect, double radiator, power points, laminated wood style flooring.

- Three Bedroom End Of Terrace House
- Off Street Parking
- Ground Floor Bedroom Ideal For Accessibility
- Located On Borders Of Tottenham N17
- Council Tax Band C

#### **BEDROOM TWO 12'0 x 16'0 (3.66m x 4.88m)**

With double glazed window to front aspect, coved ceiling, double radiator, built in storage cupboards, power points, laminated wood style flooring.

#### **BATHROOM 10'10 x 7'06 (3.30m x 2.29m)**

With double glazed opaque window to rear aspect, coved ceiling, tiled walls, heated towel rail, panel enclosed bath with mixer taps, shower cubicle, pedestal wash basin with mixer tap, bidet, tiled flooring.

#### **W.C. 7'05 x 3'0 (2.26m x 0.91m)**

With double glazed opaque window to rear aspect, coved ceiling, part tiled walls, double radiator, wall mounted wash basin with mixer tap, low level W.C, tiled flooring.

#### **GARDEN 50'0 x 38'0 (15.24m x 11.58m)**

Mainly paved and laid to lawn, side access, plastic shed, water tap, security light.







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(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			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential	
(92 plus) A			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

GROUND FLOOR  
42.7 sq.m. (460 sq.ft.) approx.

1ST FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



BARCLAY ROAD, EDMONTON, N18

TOTAL FLOOR AREA : 82.1 sq.m. (883 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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