



Beamish Road, N9 7JA
London





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KINGS are pleased to present this EXTENDED Three Bedroom Terraced House situated close to Edmonton Green train station and shopping centre. This spacious Victorian built property features a 21ft through lounge, a 21FT KITCHEN/DINER extended to the side, a ground floor bathroom, an additional first floor WC and a 31FT SOUTH FACING GARDEN with a shed to the rear.

The property is located on a surprisingly quiet road only moments away from amenities. Local shops and bus routes are within walking distance on Hertford Road and Bury Street along with easy access to the A10 Great Cambridge Road.

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

£469,995



- Kings Are Pleased To Present This
- Victorian Build
- Extended Kitchen/Diner
- 31ft South Facing Garden With Shed
- Close To Edmonton Green Train Station

- Three Bedroom Terraced House
- 21ft Through Lounge
- Ground Floor Bathroom & First Floor WC
- Gas Central Heating & Double Glazing
- Council Tax Band D

PORCH

ENTRANCE HALL

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

THROUGH LOUNGE 21'10 x 10'6 (6.65m x 3.20m)

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

KITCHEN/DINER 21'7 x 13'8 (6.58m x 4.17m)

Tiled floors and walls, power points, base units with roll top work surfaces, sink with drainer, side aspect double glazed window.

BATHROOM 8'4 x 6'5 (2.54m x 1.96m)

Tiled floors and walls, heated towel rack, textured ceiling, base units with roll top work surfaces, sink with drainer, rear aspect double glazed windows

FIRST FLOOR LANDING

BEDROOM ONE 13'5 x 10'7 (4.09m x 3.23m)

Carpet floor, radiator, power points, textured ceiling, fitted wardrobe and draws, front aspect double glazed windows.

BEDROOM TWO 10'4 x 8'1 (3.15m x 2.46m)

Carpet floors, radiator, power points, textured ceiling, rear facing double glazed windows

BEDROOM THREE 13'5 x 8'6 (4.09m x 2.59m)

Laminated floor, radiator, power points, textured ceiling, rear aspect double glazed windows

WC 5'7 x 2'0 (1.70m x 0.61m)

GARDEN approx. 31'0 (approx 9.45m)

grass lawn, shed at rear of garden

SHED 12'8 x 3'11 (3.86m x 1.19m)



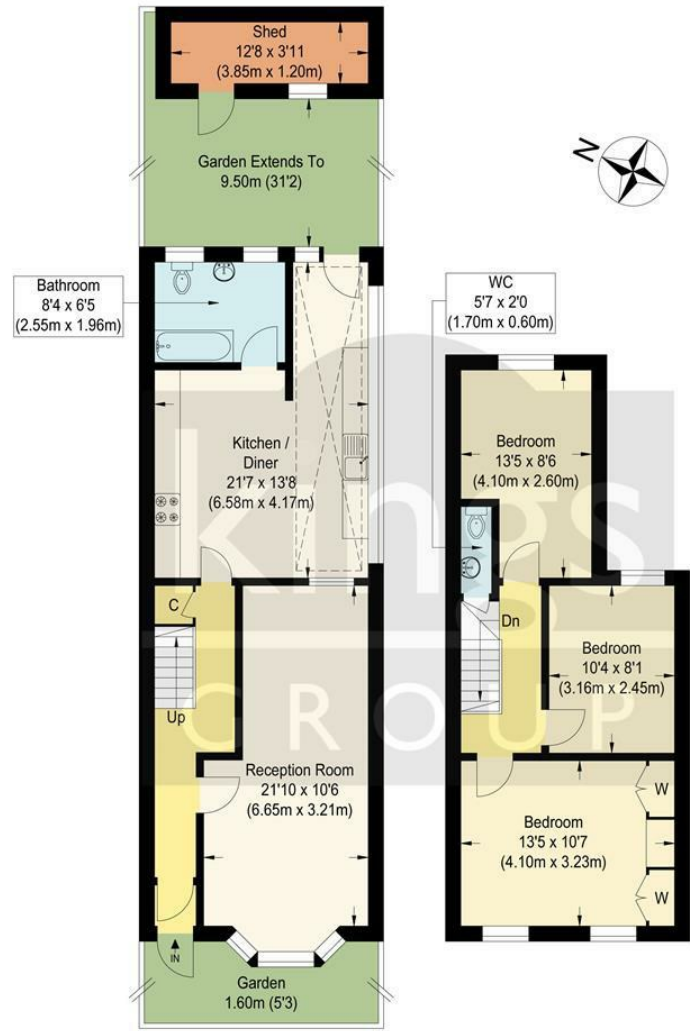




king
GROUP



| 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 | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



Ground Floor **First Floor**
Beamish Road, N9

Approximate Gross Internal Floor Area : 93.40 sq m / 1005.34 sq ft
 (Excluding Shed)
 Shed Area : 4.60 sq m / 49.51 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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