



Town Road, N9 0SB
London





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Town Road, N9 0SB

KINGS are pleased to present this Three Bedroom Terraced House on the doorstep of Edmonton Green boasting plenty of space throughout. This well presented 1900's built family home features TWO RECEPTION ROOMS with an opening between, a separate fitted kitchen and UTILITY ROOM, a ground floor bathroom and a 35FT REAR GARDEN.

The promising N9 LOCATION means that Edmonton Green Train Station and Shopping Centre are within WALKING DISTANCE along with an array of local shops and restaurants for convenience. The Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band C

Construction Type - Standard Construction (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Medium

Offers Over £415,000



- Kings Are Pleased To Present This
- 1900's Build
- Separate Kitchen & Utility Room
- Gas Central Heating & Double Glazing
- Close To Edmonton Green Station & Shopping Centre

- Three Bedroom Terraced House
- Two Reception Rooms
- Ground Floor Bathroom
- 35ft Rear Garden
- Council Tax Band C

ENTRANCE HALL

RECEPTION ROOM ONE 11'3 x 10'7 (3.43m x 3.23m)

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

RECEPTION ROOM TWO 11'4 x 10'10 (3.45m x 3.30m)

Laminated floor, power points, radiator, fitted cupboard, door leading to utility room

KITCHEN 7'6 x 7'5 (2.29m x 2.26m)

Tiled floors, tiled splash back, power points, integrated cooker and gas hob, base units with roll top work surfaces, sink with drainer, rear aspect double glazed windows

UTILITY ROOM 11'3 x 6'0 (3.43m x 1.83m)

Tiled floors, power points, side aspect double glazed window, plumbing for washing machine, boiler

BATHROOM 7'6 x 4'0 (2.29m x 1.22m)

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

FIRST FLOOR LANDING

BEDROOM ONE 13'7 x 9'9 (4.14m x 2.97m)

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

BEDROOM TWO 10'8 x 8'5 (3.25m x 2.57m)

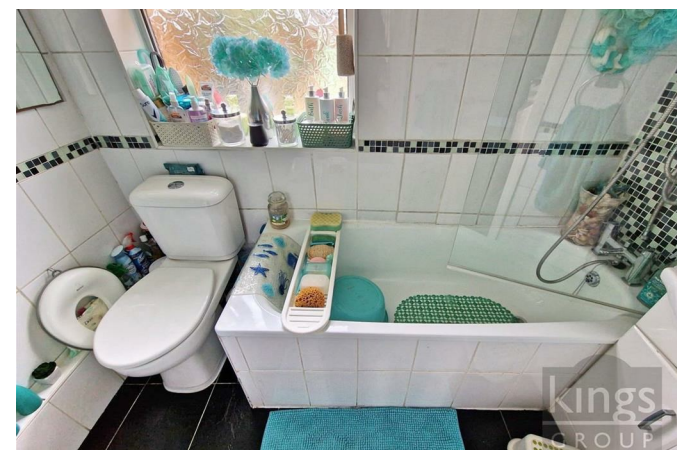
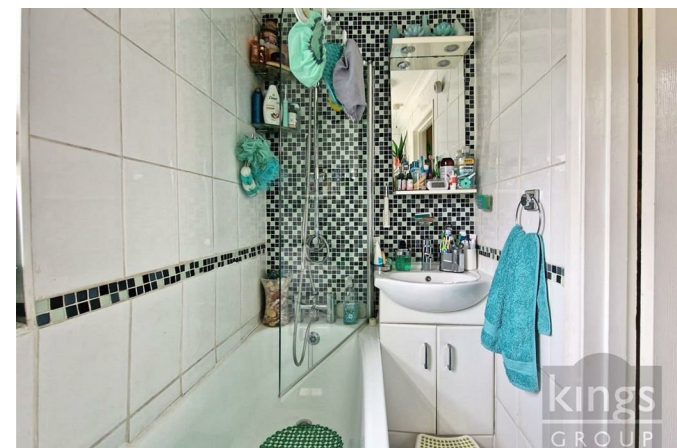
Laminated floors, radiator, power points, rear aspect double glazed windows

BEDROOM THREE 10'9 x 7'7 (3.28m x 2.31m)

Laminated floors, power points, rear aspect double glazed windows

GARDEN 35'0 (approx) (10.67m (approx))

Concrete path, grass lawn, wooden fencing

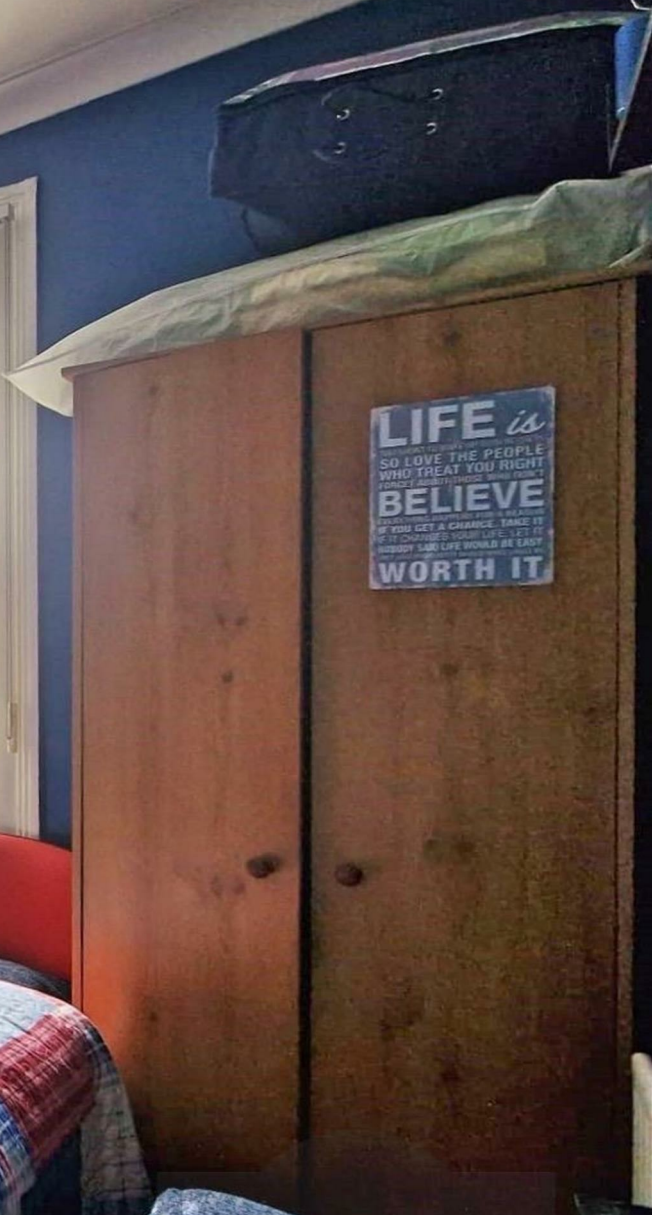




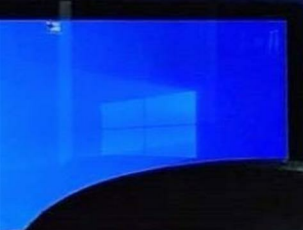
Life isn't about waiting
for the storm to pass
It's about learning to
Dance in the Rain

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THE RIGHT IMPACT MAY BEY
TO SUCCESS
GAINING THE DISCIPLINE
AND WHAT YOU KNOW
SHOULD BE DONE
IS WHEN YOU DON'T FEEL
LIKE DOING IT



LIFE is
SO LOVE THE PEOPLE
WHO TREAT YOU RIGHT
BELIEVE
IF YOU GET A CHANCE, TAKE IT
BEFORE IT CHANGES YOUR LIFE. LET IT
HAPPEN. WHO KNOWS YOU'LL BE LUCKY
TO FIND IT.



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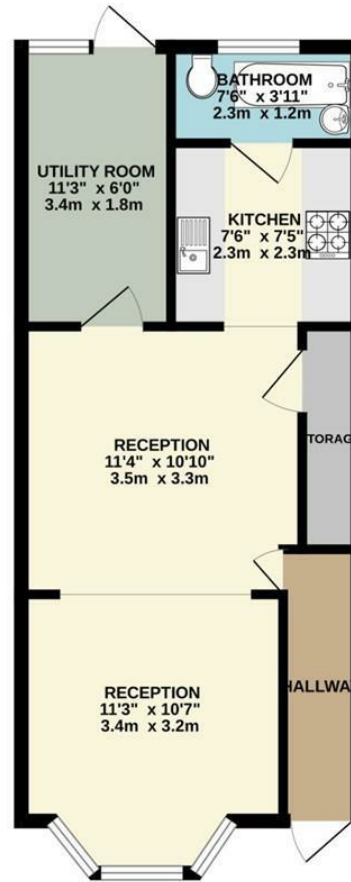
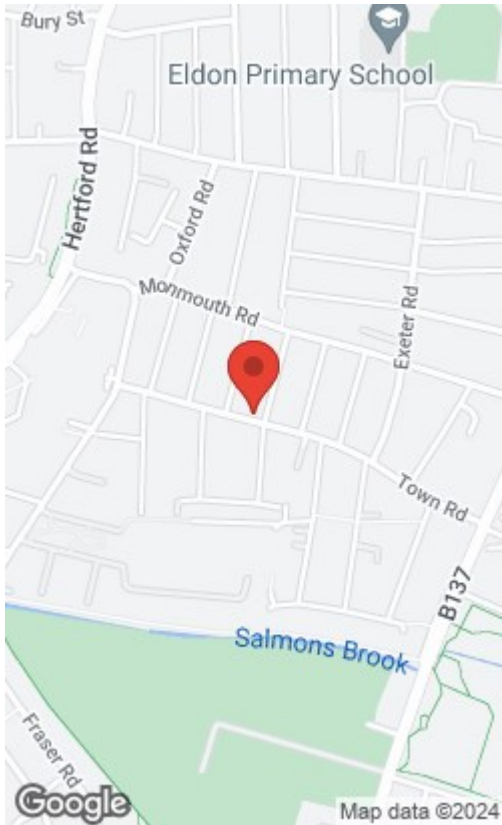


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
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 environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) 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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