



St. Mary's Road, N9 8NR
London





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KINGS are pleased to present this IMMACULATE Two Bedroom Terraced House with a DRIVEWAY for off street parking. This well presented 1930's style property features a 22ft through lounge, a DOWNSTAIRS WC, an EXTENDED KITCHEN/DINER, a FIRST FLOOR BATHROOM, double glazing, gas central heating and a 64FT REAR GARDEN.

The property is situated just off Nightingale Road within easy reach of Edmonton Green shopping centre, bus terminal and train station. There are local shops and amenities close by along with a number of schools all within walking distance making this ideal for families or for investor looking for something that is well connected.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Medium

£400,000



- Kings Are Pleased To Present This
- 1930's Style
- 22ft Through Lounge
- Downstairs WC
- 64ft Rear Garden

FRONT DOOR TO:

ENTRANCE HALLWAY

With stairs to first floor landing.

RECEPTION ROOM 22'0 x 9'11 (6.71m x 3.02m)

With double glazed window to front aspect, covered with two ceiling roses, double radiator, laminate wood style flooring, phone point, television point, power points, single glazed French doors leading to:

KITCHEN 14'9 x 11'10 (4.50m x 3.61m)

With double glazed window to rear aspect, double radiator, tiled flooring, tiled splash backs, range of wall and base units with marble effect roll top work surfaces, integrated electric oven, gas hob with chimney style extractor, stainless steel sink and drainer unit, space for fridge/freezer, plumbed for washing machine, space for tumble dryer, coved ceiling, double glazed door leading to garden, phone point, television point, power points.

DOWNSTAIRS W.C

With tiled splash backs, laminate wood style flooring, extractor fan, wash basin with mixer tap and vanity unit, low level W.C.

FIRST FLOOR LANDING

BEDROOM ONE 13'4 x 9'11 (4.06m x 3.02m)

With double glazed window to front aspect, coved ceiling, single radiator, carpeted, fitted wardrobes, television point, power points.

BEDROOM TWO 8'6 x 7'11 (2.59m x 2.41m)

With double glazed window to rear aspect, coved ceiling, single radiator, carpeted, power points.

- Two Bedroom Terraced House
- Off Street Parking
- Extended Kitchen/Diner
- First Floor Bathroom
- Council Tax Band C

BATHROOM 5'7 x 4'10 (1.70m x 1.47m)

With double glazed window to rear aspect, single radiator, tiled flooring, extractor fan, panel enclosed corner bath with mixer taps and shower attached, pedestal wash basin with mixer taps, low level W.C, tiled walls, coved ceiling.

GARDEN 64'0 x 13'2 (19.51m x 4.01m)

Mainly laid to lawn with plant and shrub borders, slate paving, wooden shed, water tap and security light.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	87		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor
First Floor
St Mary's Road, Edmonton, London N9 8NR
 Approximate Gross Internal Floor Area : 70.90 sq m / 763.16 sq ft
 Shed Area : 4.0 sq m / 43.05 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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