



Monmouth Road, N9 0LG
London





Monmouth Road, N9 0LG

KINGS are pleased to present this extended CORNER PLOT Three Bedroom Semi Detached House with a gated DRIVEWAY and GARAGE to the side. This CHAIN FREE 1930's style family home features an entrance porch, a 22ft open plan lounge, a kitchen/diner with separate utility room, a ground floor shower room, a south west facing rear garden, and the POTENTIAL to develop further (stp).

Local shops and bus routes are close by on Montagu Road whilst Edmonton Green station and shopping centre are just a short walk away. The property is also ideally situated for easy access to the A406 North Circular Road and the planned Meridian Water amenities.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

£475,000



- Kings Are Pleased To Present This
- Extended Corner Plot Property
- 22ft Open Plan Lounge
- Double Glazing & Gas Central Heating
- Chain Free

- Three Bedroom Semi Detached House
- Gated Driveway & Garage To Side
- Ground Floor Shower Room & Utility Room
- Close To Edmonton Green Train Station & Shops
- Council Tax Band D

PORCH

OPEN PLAN LOUNGE 22'7 x 17'6 (6.88m x 5.33m)

Laminate floor, power points, radiators, front aspect double glazed windows

KITCHEN/DINER 12'0 x 12'0 (3.66m x 3.66m)

Tiled floors, tiled walls, power points, base units with roll top work surfaces, drainer unit sink, integrated cooker with gas hob, drainer unit sink with mixer taps, rear aspect double glazed windows, door leading to utility room, carpeted stairs leading to first floor

UTILITY ROOM 12'0 x 4'7 (3.66m x 1.40m)

SHOWER ROOM 8'6 x 5'3 (2.59m x 1.60m)

Vinyl flooring, tiled walls, radiator, standing shower

FIRST FLOOR LANDING

BEDROOM ONE 17'6 x 10'1 (5.33m x 3.07m)

Laminated floors, radiator, power points, wooden paneled wall, fitted wardrobes, front aspect double glazed windows

BEDROOM TWO 12'2 x 8'2 (3.71m x 2.49m)

Carpeted floor, radiator, power points, rear aspect double glazed windows

BEDROOM THREE 9'0 x 8'10 (2.74m x 2.69m)

GARDEN 28'0 approx (8.53m approx)

Grass lawn, concrete path, wooden fence

GARAGE 17'5 x 13'9 (5.31m x 4.19m)





king
GROU

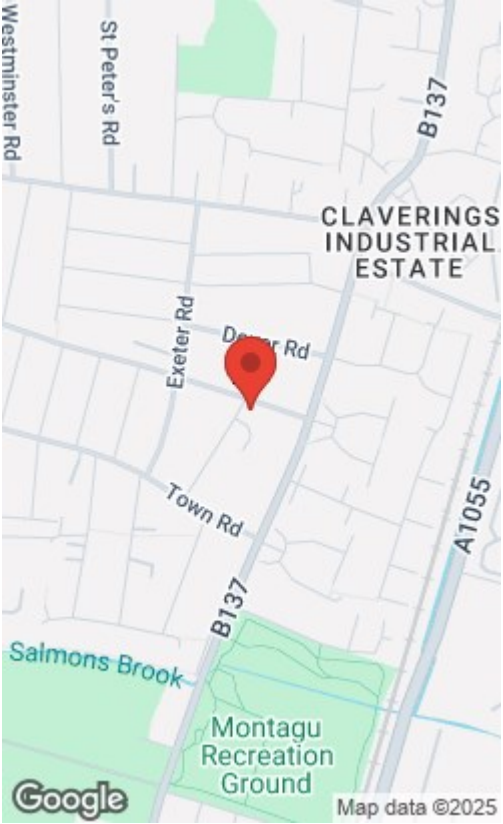


An Irish Blessing
May the road rise to meet you. May the sun shine warm on your face, the rains fall soft upon your fields and until we meet again - May God hold you in the palm of His hand.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Monmouth Road, N9

Approximate Gross Internal Floor Area : 95.90 sq m / 1032.25 sq ft
(Excluding Garage)
Garage Area : 20.5 sq m / 220.66 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

