



South Eastern Avenue, N9 9NS
London





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KINGS are pleased to present this EXTENDED Four Bedroom Semi Detached House with OFF STREET PARKING and a LARGE DETACHED OUTBUILDING to the rear with facilities. This CHAIN FREE 1930's style property is situated in a sought after location and has plenty of POTENTIAL with a very versatile layout.

Features include a front reception room, a spacious 18FT KITCHEN/DINER with a separate utility room, FOUR BATHROOM & SHOWER ROOMS throughout with a downstairs WC, a ground floor bedroom ideal for accessibility and a 29ft rear garden

The property is ideally situated within WITHIN WALKING DISTANCE of Pymmes Park, with local shops and popular schools close by such as the well renowned Latymer School. For commuters there is direct access on to A10 linking to the A406 North Circular Road, and is also within easy reach of Edmonton Green and Silver Street Stations.

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

£550,000



- Kings Are Pleased To Present This
- Large Detached Outbuilding With Facilities
- Spacious 18ft Kitchen/Diner & Separate Large Utility
- 29ft Rear Garden

- Sought After Location

PORCH

ENTRANCE HALL

DOWNSTAIRS WC 7'3 x 2'6 (2.21m x 0.76m)

SHOWER ROOM 5'1 x 3'5 (1.55m x 1.04m)

LIVING ROOM 14'6 x 13'4 (4.42m x 4.06m)

KITCHEN/DINER 18'2 x 13'6 (5.54m x 4.11m)

GROUND FLOOR BEDROOM 19'1 x 7'6 (5.82m x 2.29m)

UTILITY 12'9 x 10'4 (3.89m x 3.15m)

SHOWER ROOM TWO 8'1 x 3'9 (2.46m x 1.14m)

FIRST FLOOR LANDING

BEDROOM ONE 13'8 x 13'1 (4.17m x 3.99m)

BEDROOM TWO 13'3 x 8'9 (4.04m x 2.67m)

BEDROOM THREE 9'3 x 9'2 (2.82m x 2.79m)

BATHROOM 6'1 x 4'9 (1.85m x 1.45m)

GARDEN 29'8 x 18'5 (9.04m x 5.61m)

OUTBUILDING: 17'2 x 16'7 (5.23m x 5.05m)

MAIN ROOM 17'2 x 16'7 (5.23m x 5.05m)

SECOND ROOM 14'8 x 8'2 (4.47m x 2.49m)

SHOWER ROOM 8'2 x 3'7 (2.49m x 1.09m)

STORAGE AREA 8'2 x 7'4 (2.49m x 2.24m)

- Extended Four Bedroom Semi Detached House
- Off Street Parking
- Four Bathrooms/Shower Rooms & Downstairs WC
- Walking Distance To Pymmes Park & Edmonton Green Station
- Council Tax Band E





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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	
67	86		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor First Floor

South Eastern Avenue

Approximate Gross Internal Floor Area : 134.90 sq m / 1452.05 sq ft
(Excludes Outbuilding)

Outbuilding Area : 48.50 sq m / 522.04 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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