



Oaklands Avenue, N9 7LL  
London







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# Oaklands Avenue, N9 7LL

KINGS are pleased to present this charming Three Bedroom Terraced House located on a quiet residential road in the SOUGHT AFTER Galliard area. This 1930's style bay fronted property is available CHAIN FREE featuring a spacious 24ft through lounge, a REFITTED MODERN KITCHEN, a first floor bathroom, gas central heating and a 45FT REAR GARDEN.

We feel this is an ideal family home whilst still offering the POTENTIAL to grow further in size and value via an extension, loft conversion and off street parking (stp). Jubilee Park is within easy reach for locals to enjoy as are Southbury and Bush Hill Park Train Stations for commuters. There is easy access to Hertford Road and the A10 with transport links, schools and local shops within walking distance.

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

£450,000



- Kings Are Pleased To Present This
- 1930's Style
- Refitted Modern Kitchen
- 45ft Rear Garden
- Chain Free

- Three Bedroom Terraced House
- 24ft Through Lounge
- First Floor Bathroom
- Potential Off Street Parking & To Extend (stp)
- Council Tax Band D

**ENTRANCE HALL 11'4 x 5'4 (3.45m x 1.63m)**

Laminated floors, carpeted stairs leading to first floor, radiator, power points, cupboard under the stairs.

**THROUGH LOUNGE 12'3 x 24'0 (3.73m x 7.32m)**

Laminated floors, power points, radiators, fire place, front aspect double glazed windows, sliding glass doors leading to garden

**KITCHEN 8'3 x 7'0 (2.51m x 2.13m)**

Vinyl flooring, tiled splash back, integrated electric cooker, roll top work surfaces, double drainer sink unit, rear aspect double glazed window, door leading to garden

**FIRST FLOOR LANDING 8'3 x 6'8 (2.51m x 2.03m)**

Laminated flooring, power points and radiator

**BEDROOM ONE 13'3 x 11'2 (4.04m x 3.40m)**

Wooden floors, power points, radiator, fitted wardrobe, front aspect double glazed window

**BEDROOM TWO 10'11 x 11'2 (3.33m x 3.40m)**

Laminated floors, radiator, power points, rear facing double glazed windows, fitted cupboard

**BEDROOM THREE 7'11 x 6'4 (2.41m x 1.93m)**

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

**BATHROOM 6'8 x 5'6 (2.03m x 1.68m)**

Fully tiled walls and floor, opaque rear aspect window, panel enclose bath, low level WC, wash basin with mixer tap

**GARDEN 45'0 x 18'0 (13.72m x 5.49m)**

concrete decking, grass lawn, wooden fencing





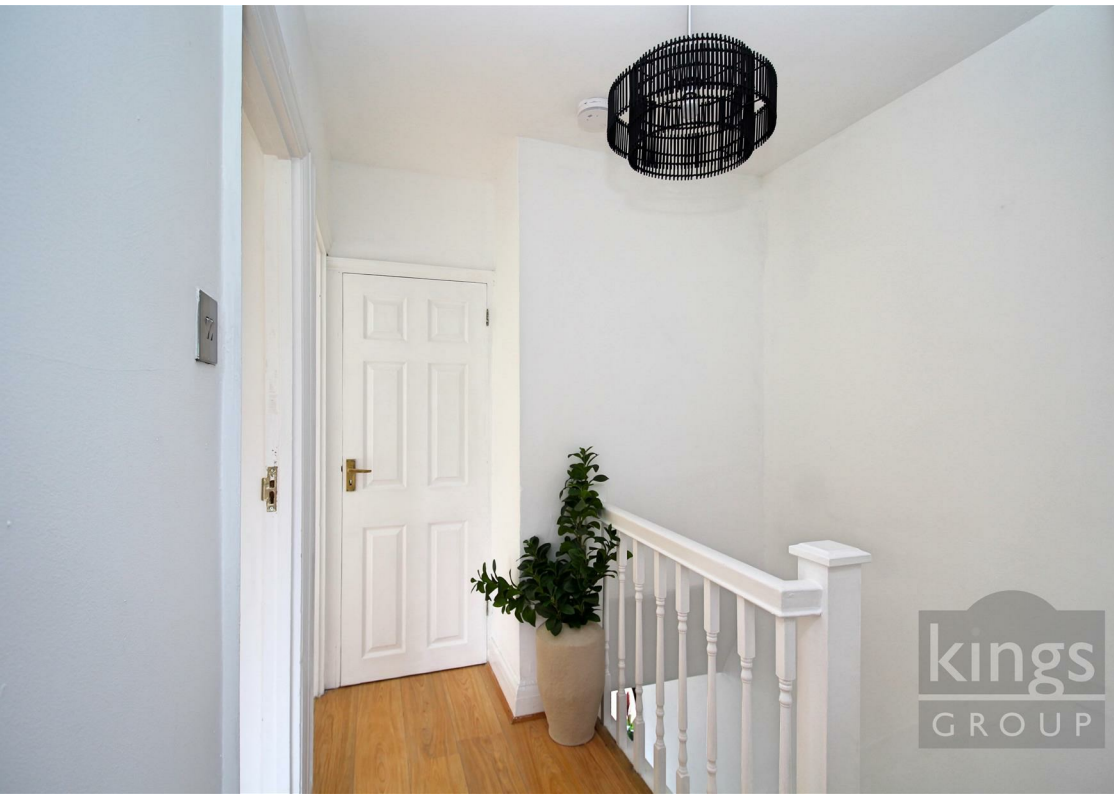


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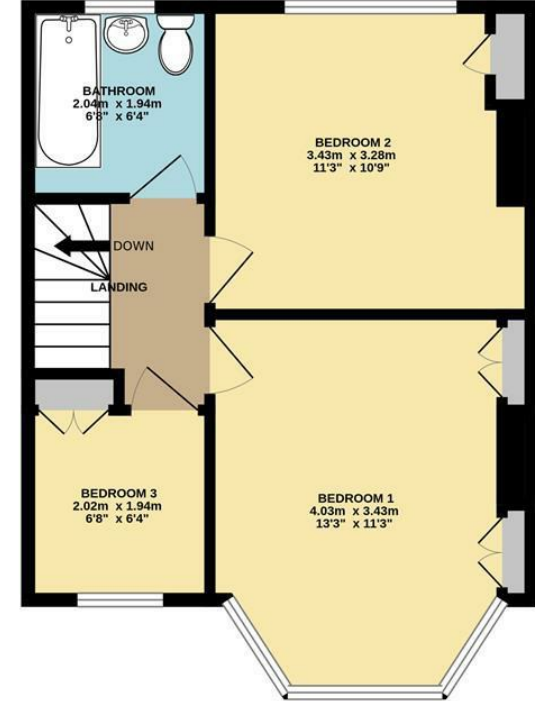
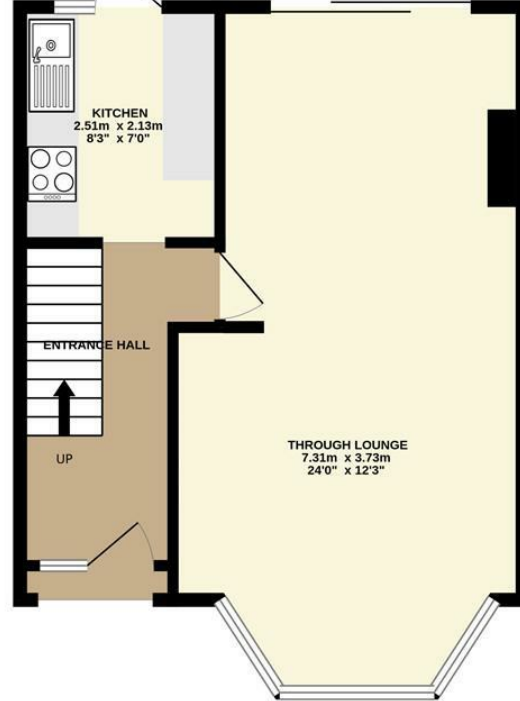
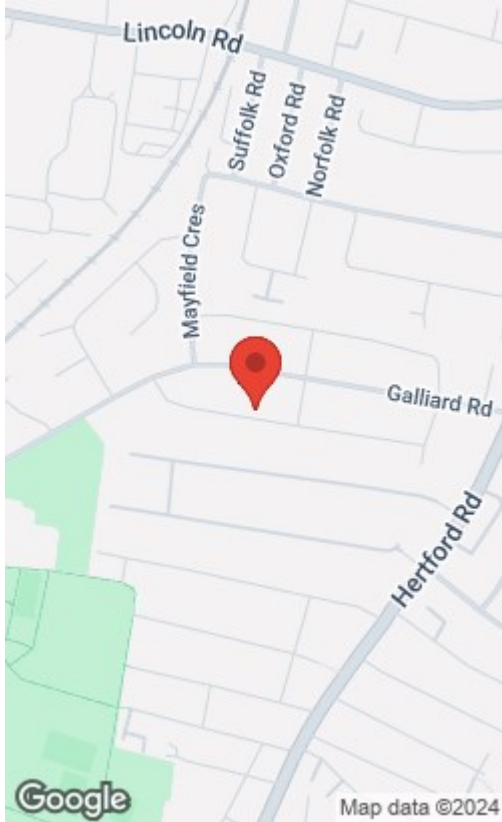




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>83</b>	<b>55</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

GROUND FLOOR  
35.8 sq.m. (385 sq.ft.) approx.

1ST FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



OAKLANDS AVENUE, EDMONTON, N9

TOTAL FLOOR AREA : 71.3 sq.m. (768 sq.ft.) 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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