



Bury Street, N9 7JY
London





King
GROU

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KINGS are pleased to present this LARGER THAN AVERAGE Two Bedroom Terraced House with 1,045 SQFT of internal floor space. This EXTENDED 1900's built property has NO ONWARD CHAIN featuring THREE RECEPTION ROOMS with the second reception open to the kitchen, a downstairs WC, a FIRST FLOOR BATHROOM, gas central heating, double glazing and a 45FT REAR GARDEN.

Bury Street is just off Hertford Road situated within easy reach of Edmonton Green and it's vast selection of shops, restaurants and leisure facilities, the property also provides easy access to bus routes and road links such as the A10. There is a lot on offer making it perfect for a first time buyers, home movers or investors looking for a hassle free investment in a good location.

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

Offers Over £400,000



- Kings Are Pleased To Present This
- Larger Than Average
- First Floor Shower Room
- Gas Central Heating & Double Glazing
- Chain Free

PORCH

ENTRANCE HALL

Carpeted floors, wooden stairs leading to first floor, radiator and power points

RECEPTION ROOM 12'5 x 11'2 (3.78m x 3.40m)

Carpeted floors, power points, radiator, fire place, front aspect double glazed windows

RECEPTION TWO 18'1 x 10'8 (5.51m x 3.25m)

Carpet floors, radiator, power points, rear aspect double glazed window, open plan to kitchen

KITCHEN 8'0 x 7'0 (2.44m x 2.13m)

Carpet floors, tiled walls, power points, boiler, plumbing for washing machine, base units with roll top work surfaces, stainless steel sink and drainer unit, freestanding gas cooker

DINING ROOM 10'6 x 9'5 (3.20m x 2.87m)

Carpet floors, power points, radiator, rear aspect double glazed window

WC 3'3 x 2'8 (0.99m x 0.81m)

FIRST FLOOR LANDING

BEDROOM ONE 18'1 x 11'2 (5.51m x 3.40m)

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

BEDROOM TWO 10'8 x 9'3 (3.25m x 2.82m)

Carpet floors, textured walls, fitted wardrobe, power points, radiators, rear aspect double glazed window

- Two Bedroom Terraced House
- Three Reception Rooms
- 45ft Rear Garden
- Just Off Hertford Road Close To Transport Links
- Council Tax Band C

WET ROOM 7'4 x 6'7 (2.24m x 2.01m)

Vinyl floors, tiled walls, rear aspect opaque window, free standing shower with hand rails and seat, low level WC, wash basin with mixer tap

GARDEN 45'0 approx (13.72m approx)

Grass lawn, concrete path, wooden fencing







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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		
(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

Bury Street, N9

Approximate Gross Internal Floor Area : 97.10 sq m / 1045.17 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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