



139

Winchester Road, N9 9EX
Edmonton





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Winchester Road, N9 9EX

Kings are pleased to present this EXTENDED Four Bedroom Terraced House. This well presented 1900's built family home is in excellent condition in our opinion with close to 1,500sqft of internal space. The property features three separate reception/dining rooms, a ground floor bathroom, three traditionally laid out bedrooms and a loft MASTER BEDROOM WITH EN-SUITE. Further benefits include gas central heating, double glazing and a paved rear garden.

Being located just off of Church Street, its just a short walk to Edmonton Green Station and shopping centre, there are also an array of local shops, restaurants and schools on its door step. We feel that this versatile property is an ideal investment or for a family looking to move straight in.

Council Tax Band D
Flood Risk - Rivers & Seas: Low, Surface Water: Medium
Construction Type - Standard (Brick, Tile)

£500,000



- Kings Are Pleased To Present This
- 1900's Build
- Three Reception / Dining Rooms
- Ground Floor Bathroom & Separate WC
- Easy Access To A10 & A406

- Four Bedroom Terraced House
- Master Loft Bedroom With En-Suite
- Master Bedroom With En-Suite
- Close Proximity To Edmonton Green Train Station
- Council Tax Band D

FRONT DOOR LEADING TO: 6'11 (2.11m)

HALLWAY

RECEPTION ROOM 12'11 x 11'7 (3.94m x 3.53m)

DINING ROOM 10'7 x 9'7 (3.23m x 2.92m)

LOUNGE 14'5 x 10'5 (4.39m x 3.18m)

KITCHEN 8'9 x 8'9 (2.67m x 2.67m)

BATHROOM 8'0 x 5'1 (2.44m x 1.55m)

WC 4'6 x 2'6 (1.37m x 0.76m)

BEDROOM ONE 17'0 13'8 (5.18m 4.17m)

EN-SUITE 10'0 x 8'1 (3.05m x 2.46m)

BEDROOM TWO 15'2 x 13'0 (4.62m x 3.96m)

BEDROOM THREE 11'7 x 9'6 (3.53m x 2.90m)

BEDROOM FOUR 9'3 x 8'9 (2.82m x 2.67m)

GARDEN 29'3 (8.92m)







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



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Approximate Gross Internal Floor Area : 138.70 sq m / 1492.95 sq ft
(Excluding Shed & Eaves Storage)

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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