



Harrow Drive, N9 9EW
London





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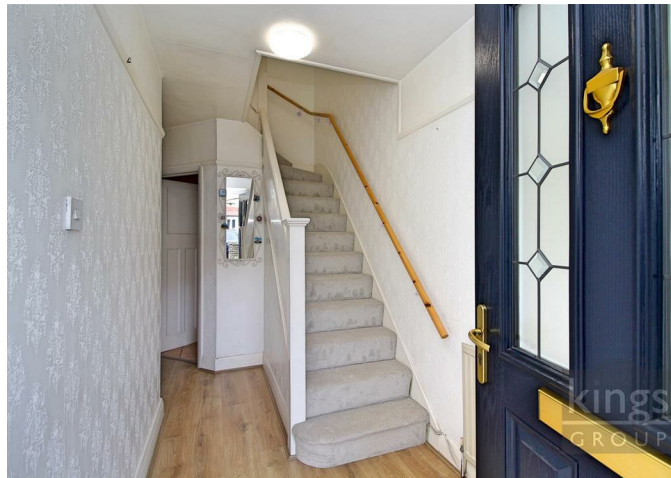
Harrow Drive, N9 9EW

KINGS are pleased to present this Three Bedroom Terraced House with OFF STREET PARKING and a DETACHED GARAGE to the rear access via Rugby Avenue. This CHAIN FREE 1930's built family home with refitted flooring throughout features TWO RECEPTION ROOMS, a separate kitchen, a spacious extended room to the rear, a first floor bathroom and separate WC, gas central heating and a 50FT SOUTH FACING GARDEN WITH REAR ACCESS.

The property is situated in a SOUGHT AFTER residential turning of N9 conveniently located close to local shops and schools whilst being well connected to both Edmonton Green Train Station and the A10 Great Cambridge Road. We feel it is ideal for anyone looking to make a house a home, or as an investment surrounded by amenities and transport links.

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

Offers Over £450,000



- Kings Are Pleased To Present This
- Extended 1930's Build
- Two Reception Rooms
- Garage To Rear Accessed Via Rugby Avenue
- Chain Free

- Three Bedroom Terraced House
- Off Street Parking
- 50ft South Facing Garden With Rear Access
- Sought After Location
- Council Tax Band C

ENTRANCE HALL 13'3 x 6'6 (4.04m x 1.98m)

RECEPTION ROOM ONE 12'8 x 11'4 (3.86m x 3.45m)

RECEPTION ROOM TWO 11'10 x 10'8 (3.61m x 3.25m)

KITCHEN 9'11 x 7'3 (3.02m x 2.21m)

RECEPTION THREE/REAR ROOM 17'11 x 9'0 (5.46m x 2.74m)

FIRST FLOOR LANDING 9'4 x 6'10 (2.84m x 2.08m)

BEDROOM ONE 12'8 x 11'4 (3.86m x 3.45m)

BEDROOM TWO 11'10 x 10'8 (3.61m x 3.25m)

BEDROOM THREE 7'3 x 6'6 (2.21m x 1.98m)

BATHROOM 7'0 x 4'8 (2.13m x 1.42m)

SEPARATE WC 4'5 x 2'4 (1.35m x 0.71m)

GARDEN 50'0 approx (15.24m approx)

GARAGE 20'0 x 9'10 (6.10m x 3.00m)





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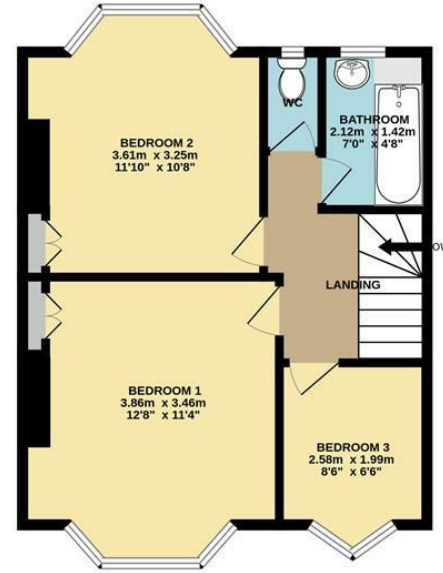
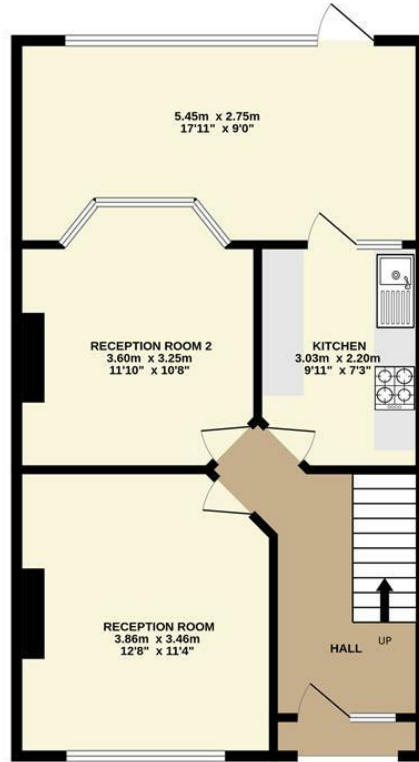
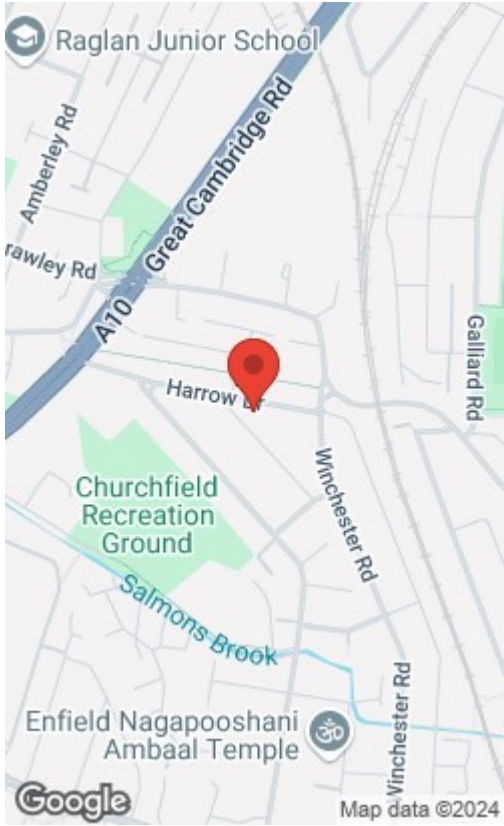


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
EU Directive 2002/91/EC	82	EU Directive 2002/91/EC	
England & Wales		England & Wales	

GROUND FLOOR
51.8 sq.m. (558 sq.ft.) approx.

1ST FLOOR
36.2 sq.m. (389 sq.ft.) approx.

GARAGE
18.3 sq.m. (197 sq.ft.) approx.



HARROW DRIVE, EDMONTON, N9

TOTAL FLOOR AREA : 106.3 sq.m. (1144 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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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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