



Lambs Terrace, N9 9UG  
London





## Lambs Terrace, N9 9UG

KINGS are pleased to present this spacious Two Bedroom End Of Terrace House with a large 82FT GARDEN and OFF STREET PARKING TO THE REAR. This immaculate corner plot property features a large bay fronted reception room leading onto a modern 17ft wide kitchen, a MODERN FIRST FLOOR SHOWER ROOM, gas central heating and double glazing throughout. Further benefits include gated side and rear access along with the POTENTIAL to extend (stp).

The property is ideally situated within walking distance of local shops along Westerham Avenue, popular schools such as the highly regarded Latymer secondary school, and the Church Street recreation ground. There is direct access on to A10 linking to the A406 for commuters, along with Edmonton Green and Silver Street Stations being close by.

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

£450,000



- Kings Are Pleased To Present This
- Well Presented Throughout
- Off Street Parking To Rear
- First Floor Shower Room
- Potential To Extend (stp)

- Two Bedroom End Of Terraced House
- 82ft Garden With Side & Rear Access
- Modern Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Council Tax Band C

## ENTRANCE HALL

### RECEPTION ROOM 14'1" x 13'10" (4.30 x 4.23)

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

### KITCHEN 17'0" x 7'9" (5.20 x 2.38)

Laminate flooring, tiled walls, base units with roll top work surfaces, plumbing for dishwasher, double drainer unit sink with mixer taps, electric hob and integrated microwave and oven, radiator, power points, rear aspect double glazed window, door leading to garden

## FIRST FLOOR LANDING

### BEDROOM ONE 14'4" x 11'5" (4.38 x 3.50)

Carpet floors, power points, radiator, front aspect double glazed windows, 2 fitted wardrobes

### BEDROOM TWO 11'1" x 9'6" (3.40 x 2.90)

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

### SHOWER ROOM 7'11" x 7'3" (2.43 x 2.21)

Tiled floors and walls, free standing shower, wash basin with vanity under sink, low flush WC, heated towel rack, rear aspect opaque double glazed window

### GARDEN 82'6 approx (25.15m approx)

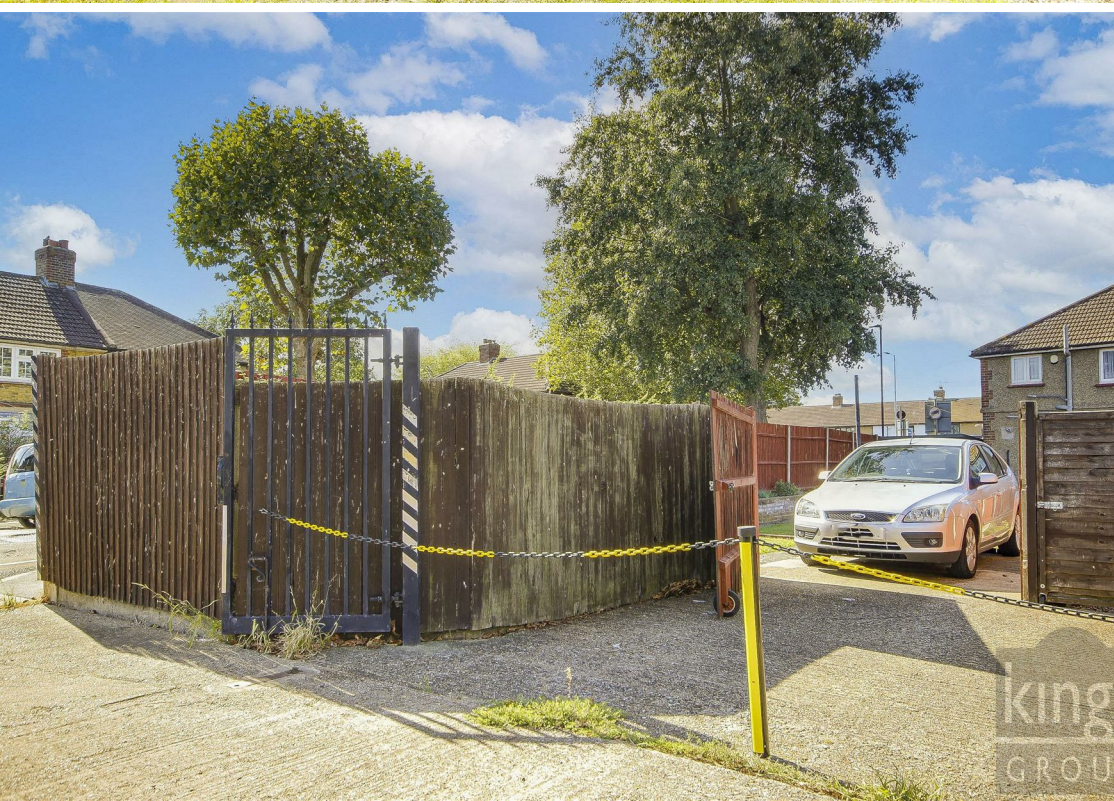
Concrete path, grass lawn, wooden fence, gated rear access for parking

## PARKING TO REAR

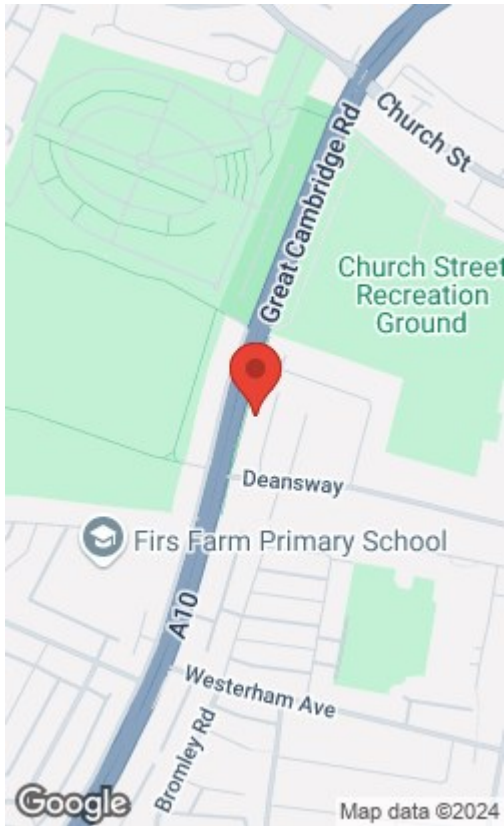








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### Lambs Terrace, N9

Approximate Gross Internal Floor Area : 71.70 sq m / 771.77 sq ft  
(Excluding Shed)

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.

6 Church Street, Edmonton, London, N9  
9DX

T: 02083500100

E:

www.kings-group.net

