



Nightingale Road, N9 8AL  
Edmonton







Kings  
GROUP



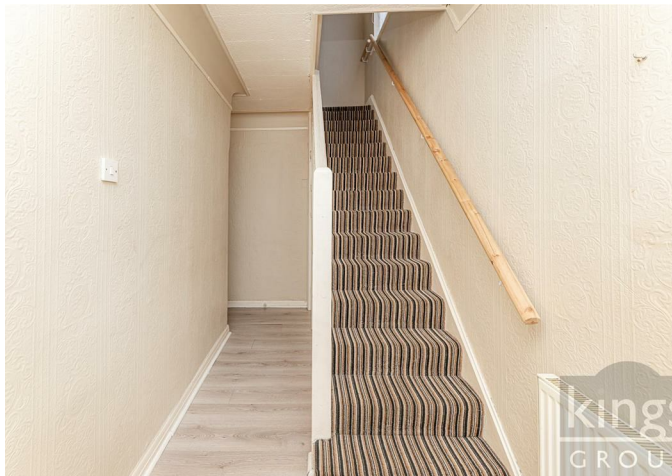
# Nightingale Road, N9 8AL

KINGS are pleased to present this EXTENDED Three Bedroom End Of Terrace House with OFF STREET PARKING and a GARAGE to the side. This spacious CHAIN FREE 1930's built property features a 27FT THROUGH LOUNGE, a large 18FT WIDE L-SHAPED KITCHEN/DINER, a first floor bathroom, gas central heating and a LARGE GARDEN to the side and rear with SIDE ACCESS.

In our opinion the house would be perfect for a family or as an investment, whilst still offering the POTENTIAL to EXTEND further (stp). Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. Being just off Hertford Road there are also shops, local schools, and bus services all WITHIN WALKING DISTANCE.

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

£530,000





- Kings Are Pleased To Present This
- Extended 1930's Build
- 27ft Through Lounge
- Large Garden With Side Access
- Chain Free

- Three Bedroom End Of Terrace House
- Driveway & Garage To Side
- L-Shaped Kitchen/Diner
- Potential To Extend Further (stp)
- Council Tax Band C

**PORCH**

**ENTRANCE HALL**

**THROUGH LOUNGE 27'9 x 12'8 (8.46m x 3.86m)**

**DINING ROOM 18'7 x 10'5 (5.66m x 3.18m)**

**KITCHEN 8'9 x 8'1 (2.67m x 2.46m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 15'4 x 11'6 (4.67m x 3.51m)**

**BEDROOM TWO 12'8 x 11'6 (3.86m x 3.51m)**

**BEDROOM THREE 8'2 x 6'7 (2.49m x 2.01m)**

**BATHROOM 7'9 x 6'5 (2.36m x 1.96m)**

**GARDEN 48'6 x 30'9 (14.78m x 9.37m)**

**GARAGE 16'7 x 7'6 (5.05m x 2.29m)**









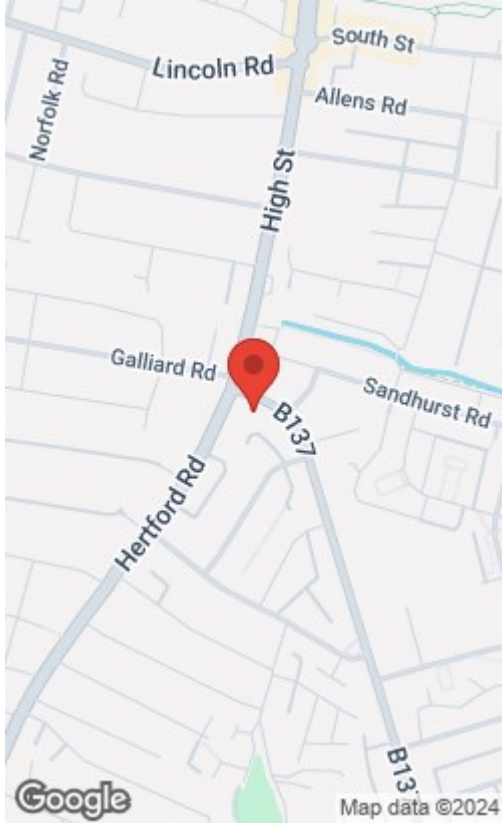








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	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



Ground Floor First Floor

### Nightingale Road

Approximate Gross Internal Floor Area : 119.02 sq m / 1281.12 sq ft  
(Excluding Garage)

Garage Area : 11.50 sq m / 123.78 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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