



Galliard Road, N9 7LP
London

FOR SALE
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KINGS are pleased to present this spacious Three Bedroom Terraced House with OFF STREET PARKING located on the sought after Galliard Road. This 1930's style bay fronted property features a good sized 16ft lounge to the front, an EXTENDED open plan kitchen/dining area, a first floor bathroom, gas central heating and a 40FT SOUTH FACING GARDEN with rear access via a brick built shed.

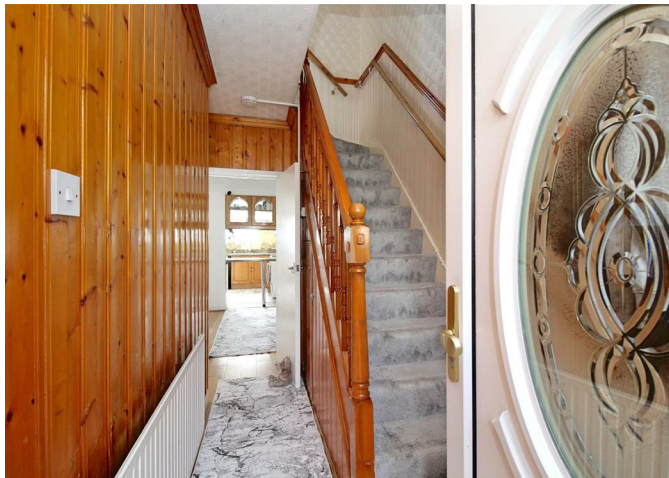
We feel this is an ideal family home or investment in a popular area surrounded by amenities. Jubilee Park is within easy reach for locals to enjoy as are Southbury and Bush Hill Park Train Stations for commuters. There is easy access to Hertford Road and the A10 with transport links, schools and local shops within walking distance.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

£485,000



- **Kings Are Pleased To Present This**
- **1930's Build**
- **Two Reception Rooms**
- **First Floor Bathroom**
- **Close To Schools, Shops & Jubilee Park**

PORCH 4'8 x 1'8 (1.42m x 0.51m)

Drive way which fits 1 car or 2 small cars

ENTRANCE HALL 12'0 x 5'4 (3.66m x 1.63m)

Laminate flooring, carpet stairs leading to first floor, radiator, power points, wooden paneled walls.

RECEPTION ROOM ONE 16'11 x 10'10 (5.16m x 3.30m)

Laminate flooring, textured ceiling, radiator, power points, front aspect double glazed windows

RECEPTION ROOM TWO 16'10 x 8'5 (5.13m x 2.57m)

Laminated flooring, textured ceiling, radiator, power points

KITCHEN 16'10 x 9'8 (5.13m x 2.95m)

Tiled floors and walls, base units with roll top work surfaces, plumbing for washing machine or dish washer, power points, radiator, rear aspect double glazed windows, sliding door leading to garden

FIRST FLOOR LANDING 7'1 x 6'0 (2.16m x 1.83m)

BEDROOM ONE 14'2 x 10'5 (4.32m x 3.18m)

Carpet floors, textured ceiling, radiator, power points, fitted wardrobes, front aspect double glazed window.

BEDROOM TWO 11'8 x 10'5 (3.56m x 3.18m)

Carpet floors, textured ceiling, fitted cupboards, radiator, power points, rear aspect double glazed window.

BEDROOM THREE 7'1 x 6'0 (2.16m x 1.83m)

Carpet floor, textured ceiling, radiator, power points, front aspect double glazed window

BATHROOM 7'5 x 6'0 (2.26m x 1.83m)

Tiled walls, Opaque window to rear aspect, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

- **Three Bedroom Terraced House**
- **Off Street Parking**
- **Extended Kitchen**
- **40ft Garden With Rear Access Via Brick Shed**
- **Council Tax Band D**

GARDEN 40'0 x 17'0 approx (12.19m x 5.18m approx)

Grass lawn, concrete path, outhouse at rear end of garden, wooden fencing



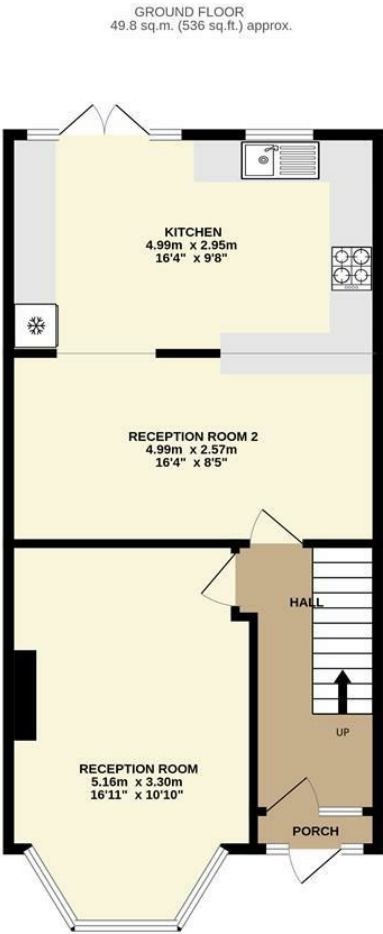






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	65	
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GALLIARD ROAD, EDMONTON, N9
TOTAL FLOOR AREA : 85.1 sq.m. (916 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.

6 Church Street, Edmonton, London, N9
9DX

T: 02083500100

E:

www.kings-group.net

