



Westminster Road, N9 8RB

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Double Bay Fronted Victorian Build
- 24ft Through Lounge
- Extended Kitchen/Diner With Sky Light & Utility Space
- Ground Floor Bathroom & First Floor Shower Room
- 40ft Rear Garden
- Double Gazing & Gas Central Heating
- Close To Edmonton Green & Local Shops
- Council Tax Band D

£425,000









KINGS are pleased to present this SPACIOUS Three Bedroom Terraced House with plenty of POTENTIAL on Westminster Road, N9. The double-bay fronted Victorian property opens into a 24FT THROUGH LOUNGE with both living and dining areas, and an EXTENDED KITCHEN/DINER complete with a skylight bathing the space with natural light. Leading on there is a UTILITY space and a ground floor bathroom

On the first floor, there is a convenient shower room and three good sized bedrooms, two of which are doubles with fitted wardrobes. Further features include a 40FT REAR GARDEN, gas central heating, double glazing, and a practical STAIRCASE TO THE LOFT SPACE.

Situated in a prime location for local amenities at the top of the road, this home is also within walking distance of Edmonton Green with excellent shopping, dining and leisure facilities, along with transport links including multiple bus routes and Edmonton Green train station. This large home is ideal for those looking to add their own touch, offering great scope for transformation and to extend if desired (stp).

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

THROUGH LOUNGE 24'0 x 11'2 (7.32m x 3.40m)

KITCHEN/DINER 13'2 x 10'2 (4.01m x 3.10m)

UTILITY AREA 4'3 x 2'2 (1.30m x 0.66m)

BATHROOM 8'8 x 6'11 (2.64m x 2.11m)

FIRST FLOOR LANDING

BEDROOM ONE 14'1 x 10'10 (4.29m x 3.30m)

BEDROOM TWO 11'2 x 8'9 (3.40m x 2.67m)

BEDROOM THREE 7'11 x 7'9 (2.41m x 2.36m)

SHOWER ROOM 5'1 x 4'11 (1.55m x 1.50m)

GARDEN 40'0 approx (12.19m approx)



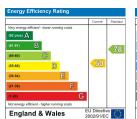


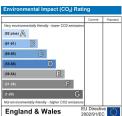


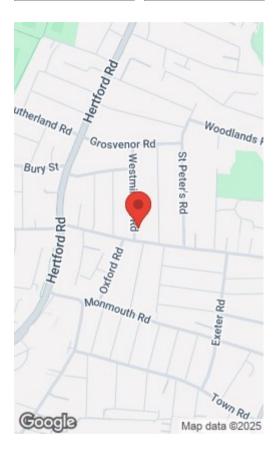














Ground Floor

First Floor

Westminster Road, N9

Approximate Gross Internal Floor Area: 93.40 sq m / 1005.34 sq ft (Excluding Shed) Shed Area: 10.0 sq m / 107.63 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 6 Church Street, Edmonton, London, N9 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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T: 02083500100

E:

www.kings-group.net



















