



Westminster Road, N9 8RB
London

kings
GROUP



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- 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)









