



St. Mary's Road, N9 8NR
Edmonton





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- 2 PM
- alone @

Wrong number
- Fred
- SC & NM.

St. Mary's Road, N9 8NR

KINGS are pleased to present this Five Bedroom End Of Terraced House available with NO ONWARD CHAIN. This extended 1930's style property includes a separate reception room, two ground floor shower rooms, a FIRST FLOOR BATHROOM and a generous sized kitchen which leads into the rear garden that features a full width brick built OUTBUILDING. Further benefits include OFF STREET PARKING, gas central heating and double glazing.

With over 1,450sqft of internal space this would be ideal for large families or investment purposes. The versatile property offers an integrated ONE BEDROOM ANNEX suited to those in need of a separate living space or extended family complete with its own kitchen/diner, lounge, shower room and garden access.

The property is situated just east of Hertford Road within easy reach of Edmonton Green shopping centre, bus terminal and train station. There are local shops and amenities close by along with a number of schools within walking distance making this ideal for families or for investor looking for something that is well connected.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

£530,000



- Kings Are Pleased To Present This
- Extended & Versatile Layout
- Off Street Parking
- Detached Outbuilding To Rear
- Chain Free

ENTRANCE HALLWAY

Laminated floors, carpet stairs leading to first floor,

RECEPTION ROOM 13'6 x 7'1 (4.11m x 2.16m)

Laminated floors, power points, radiator

KITCHEN 12'3 x 9'9 (3.73m x 2.97m)

Tiled floors, power points, double glazed window and door leading to garden, wall and base units with roll top work surfaces, plumbing for washing machine, single drainer unit sink with mixer taps

SHOWER ROOM 8'4 x 4'7 (2.54m x 1.40m)

Laminated floor, freestanding shower, wash basin and low flush WC

DINING/BREAKFAST ROOM 14'8 x 8'7 (4.47m x 2.62m)

Laminated floor, power points, radiator, wall and base units with roll top work surfaces, plumbing for washing machine, single drainer unit sink with mixer taps, front aspect double glazed window

LOUNGE 9'10 x 9'2 (3.00m x 2.79m)

Laminated floors, power points and radiator

GROUND FLOOR BEDROOM 12'2 x 11'2 (3.71m x 3.40m)

Laminated floors, power points, rear aspect double glazed windows

SHOWER ROOM 5'8 x 4'10 (1.73m x 1.47m)

Laminated floor, freestanding shower, wash basin and low flush WC

BEDROOM ONE 13'4 x 9'10 (4.06m x 3.00m)

Laminated floors, power points, radiator, front aspect double glazed window

- Five Bedroom End Of Terraced House
- Internal One Bedroom Annex
- Three Bathrooms
- Gas Central Heating & Double Glazing
- Council Tax Band D

BEDROOM TWO 9'4 x 8'6 (2.84m x 2.59m)

Laminated floors, power points, radiator, front aspect double glazed window

BEDROOM THREE 9'6 x 8'7 (2.90m x 2.62m)

Laminated floors, power points, radiator, rear aspect double glazed window

BEDROOM FOUR 8'8 x 7'9 (2.64m x 2.36m)

Laminated floors, power points, radiator, rear aspect double glazed window

FIRST FLOOR BATHROOM 5'9 x 4'10 (1.75m x 1.47m)

Tiled walls, vinyl flooring, panel enclosed bath, wash basin, WC

GARDEN

Grass lawn, outhouse at rear of garden, wooden fencing





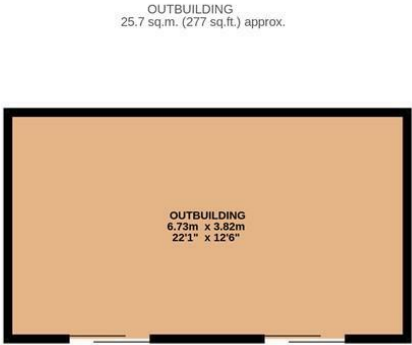
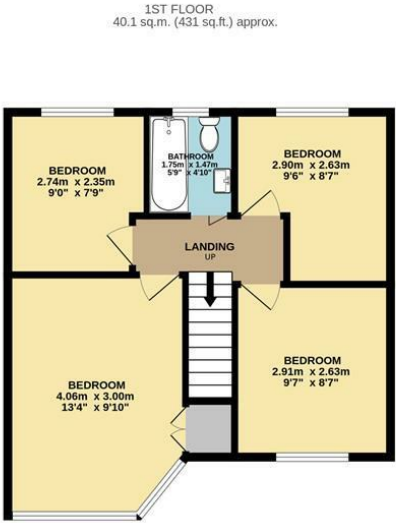
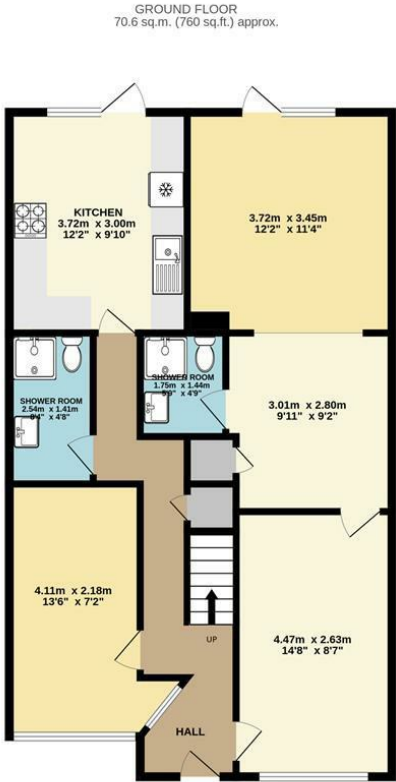
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



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TOTAL FLOOR AREA : 136.3 sq.m. (1468 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.

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