



Bridlington Road, N9 7RJ
London





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- Kings Are Pleased To Present This
- Four Double Bedroom Terraced House
- Extended 1930's Build
- Two Reception Rooms
- Spacious 17ft Modern Kitchen/Diner
- Ground Floor Shower/WC & Modern Bathroom
- Versatile Study Room
- 42ft Rear Garden
- Chain Free
- Council Tax Band E

£495,000



KINGS are pleased to present this LARGE FOUR DOUBLE BEDROOM Terraced House on Bridlington Road with NO ONWARD CHAIN, perfectly positioned in a sought-after location within walking distance of Jubilee Park. This EXTENDED 1930's built family home offers a fantastic blend of modern living and ample space arranged over three floors ideal for a growing family.

The property features an entrance porch and hall, TWO RECEPTION ROOMS, with the second opening into a SPACIOUS 17FT MODERN KITCHEN/DINER, while the GROUND FLOOR SHOWER AND SEPARATE WC offer added convenience. The first floor hosts two well-sized double bedrooms and a MODERN FAMILY BATHROOM, ensuring plenty of comfort. A versatile STUDY ROOM provides additional flexibility, whether as a home office or playroom.

The second floor features an additional two double bedrooms, offering plenty of natural light and built in storage. Externally, the property benefits from a 42ft rear garden, and with the comforts of double glazing and gas central heating, this charming home is well suited to those looking to move in without delay.

Located in the popular N9 area, the property is just a short distance from local shops providing everything you need within easy reach. For commuters, there are excellent transport links, with Edmonton Green Station nearby, offering regular train services into Central London. Bus routes are easily accessible, adding to the convenience of getting around. Families will appreciate the proximity to a variety of local schools, and local parks and green spaces provide further options for leisure and relaxation.

Council Tax Band E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: No Risk, Surface Water - N/A

PORCH	BEDROOM ONE 11'3 10'1 (3.43m 3.07m)
ENTRANCE HALL	BEDROOM TWO 11'7 11'6 (3.53m 3.51m)
RECEPTION ROOM ONE 12'8 x 12'1 (3.86m x 3.68m)	STUDY 7'11 x 6'6 (2.41m x 1.98m)
RECEPTION ROOM TWO 11'8 x 11'6 (3.56m x 3.51m)	BATHROOM 6'10 x 6'1 (2.08m x 1.85m)
KITCHEN 17'1 x 9'5 (5.21m x 2.87m)	SECOND FLOOR LANDING
SHOWER 7'7 x 6'3 (2.31m x 1.91m)	BEDROOM THREE 13'8 x 11'2 (4.17m x 3.40m)
WC 4'2 x 2'9 (1.27m x 0.84m)	BEDROOM FOUR 13'8 x 8'5 (4.17m x 2.57m)
FIRST FLOOR LANDING	GARDEN 42'0 approx (12.80m approx)



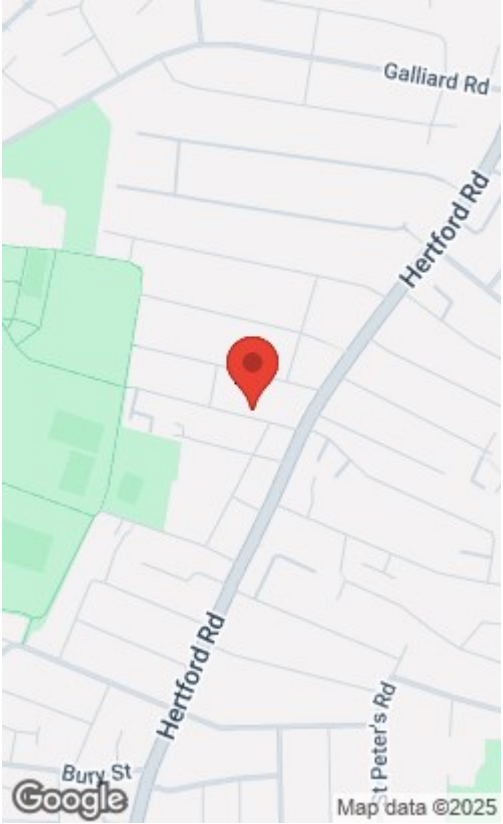


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Bridlington Road

Approximate Gross Internal Floor Area : 132.30 sq m / 1424.06 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

