



Sheldon Road, N18 1RL  
London

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## Sheldon Road, N18 1RL

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- 23ft Bay Fronted Open Plan Living Space
- Dual Aspect Kitchen
- Large First Floor Bathroom
- 28ft Mature & Private Rear Garden
- Walking Distance To Silver Street Station
- Chain Free
- Council Tax Band C

Offers Over £425,000





KINGS are pleased to present this CHAIN FREE Two Bedroom Victorian Terraced House, ideally located in the HIGHLY SOUGHT-AFTER residential area of Upper Edmonton. This lovely Victorian period home combines charm and character with a modern interior, and provides a sense of peace and privacy with hedging to the front and mature trees to the rear.

The ground floor features a spacious 23ft bay-fronted OPEN PLAN LIVING SPACE and a good-sized DUAL ASPECT kitchen. Upstairs, the LARGE FAMILY BATHROOM boasts plenty of space with an inset corner bath, both double bedrooms offer plenty of natural light with the master spanning the full width of the property. The 28ft MATURE REAR GARDEN provides the perfect outdoor space for entertaining or relaxing, with a landscaped central seating area, raised plant beds, built in barbeque, surrounded by trees and shrubbery.

Situated within walking distance of renowned schools, local shops, Pymmes Park, and Silver Street train station, this property offers convenience and excellent transport links. In our opinion, the house is ideal for anyone looking to MOVE STRAIGHT IN, having been improved and restored by the current owners over the years.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

#### ENTRANCE HALL

THROUGH LOUNGE 23'4 x 14'1 (7.11m x 4.29m)

KITCHEN 11'2 x 8'2 (3.40m x 2.49m)

#### FIRST FLOOR LANDING

BEDROOM ONE 14'1 x 10'5 (4.29m x 3.18m)

BEDROOM TWO 10'8 x 8'8 (3.25m x 2.64m)

BATHROOM 11'2 x 8'3 (3.40m x 2.51m)

GARDEN 28'0 approx (8.53m approx)







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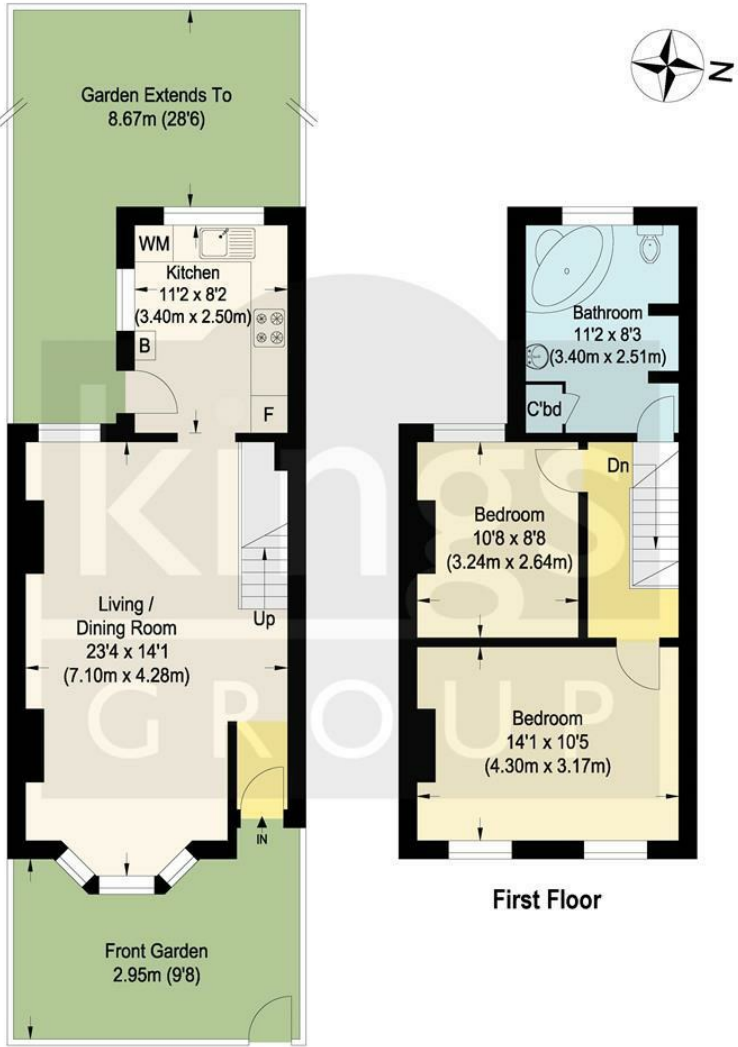




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Ground Floor

Sheldon Road

Approximate Gross Internal Floor Area : 74.21 sq m / 798.78 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.

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