



Millbrook Road, N9 7HU
London

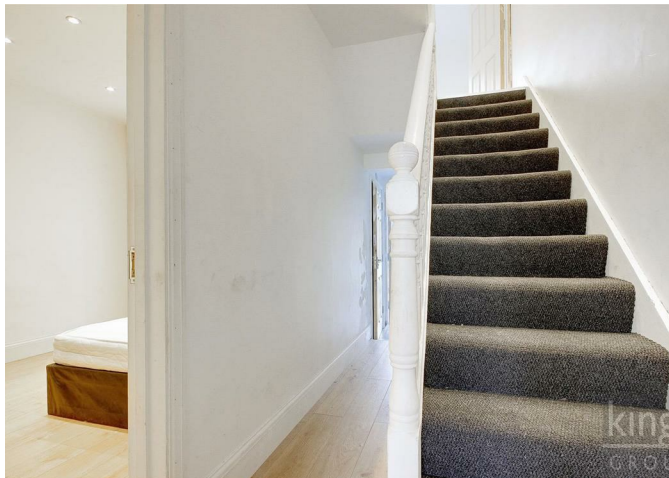
kings
GROUP



Millbrook Road, N9 7HU

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Build
- Two Reception Rooms
- Two Bathrooms & Additional WC
- 45ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To Edmonton Green Train Station
- Chain Free
- Council Tax Band D

Offers Over £425,000



KINGS are pleased to present this spacious Three Bedroom Terraced House ideally located in N9 available CHAIN FREE. This versatile Victorian built property boasts TWO RECEPTION ROOMS with the second being a possible fourth ground floor bedroom with an ENSUITE BATHROOM, an additional WC, a good sized separate kitchen, and a FIRST FLOOR BATHROOM. Further features include gas central heating, double glazing and a 45FT REAR GARDEN, offering plenty of potential and providing opportunity having undergone a partial refurbishment.

The property is located on a quiet residential road close to amenities, and WITHIN WALKING DISTANCE of Edmonton Green with its overground train station and shopping centre. Local shops and bus routes are only moments away on Hertford Road and Bury Street along with easy access to the A10 Great Cambridge Road.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

RECEPTION ROOM ONE 11'5 x 11'4 (3.48m x 3.45m)

RECEPTION ROOM TWO/BEDROOM 11'4 x 9'6 (3.45m x 2.90m)

ENSUITE BATHROOM 7'3 x 6'3 (2.21m x 1.91m)

WC 4'2 x 2'9 (1.27m x 0.84m)

KITCHEN 11'8 x 7'4 (3.56m x 2.24m)

FIRST FLOOR LANDING

BEDROOM ONE 15'2 x 11'4 (4.62m x 3.45m)

BATHROOM 9'6 x 4'11 (2.90m x 1.50m)

BEDROOM TWO 9'7 x 8'2 (2.92m x 2.49m)

BEDROOM THREE 9'0 x 7'11 (2.74m x 2.41m)

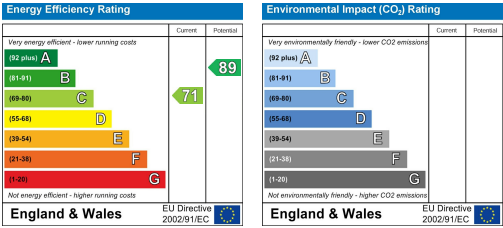
GARDEN 45'0 approx (13.72m approx)











Ground Floor

First Floor

Millbrook Road, N9

Approximate Gross Internal Floor Area : 90.80 sq m / 977.36 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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