



Woodlands Road, N9 8RP
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Style
- Two Reception Rooms
- Extended L-Shaped Kitchen
- First Floor Bathroom
- Gas Central Heating & Double Glazing
- 28ft Rear Garden
- Chain Free
- Council Tax Band D

£420,000



Property Address: 59 Woodlands Road, London, N9 8RP

We advise that an offer has been made for the above property in the sum of £410,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 6 Church Street, London, N9 9DX

Agents Telephone Number: 0208 3500 100

KINGS are pleased to present this Three Bedroom Terraced House available with NO ONWARD CHAIN. This 1930's style property comprises an entrance porch, TWO RECEPTION ROOMS with the second leading onto an EXTENDED L-SHAPED KITCHEN/DINER, a first floor bathroom, and a 28ft rear garden. Further features include gas central heating and double glazing.

The property is situated just off 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 Eldon School 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: Low, Surface Water: Low

ENTRANCE HALL 13'6 x 5'4 (4.11m x 1.63m)

RECEPTION ROOM ONE 10'7 x 9'5 (3.23m x 2.87m)

RECEPTION ROOM TWO 13'1 x 10'7 (3.99m x 3.23m)

KITCHEN/DINER 15'0 x 14'10 (4.57m x 4.52m)

FRIST FLOOR LANDING 7'7 x 5'11 (2.31m x 1.80m)

BEDROOM ONE 12'6 x 10'0 (3.81m x 3.05m)

BEDROOM TWO 10'0 x 10'0 (3.05m x 3.05m)

BEDROOM THREE 7'0 x 5'11 (2.13m x 1.80m)

BATHROOM 5'11 x 5'9 (1.80m x 1.75m)

GARDEN 28'0 approx (8.53m approx)



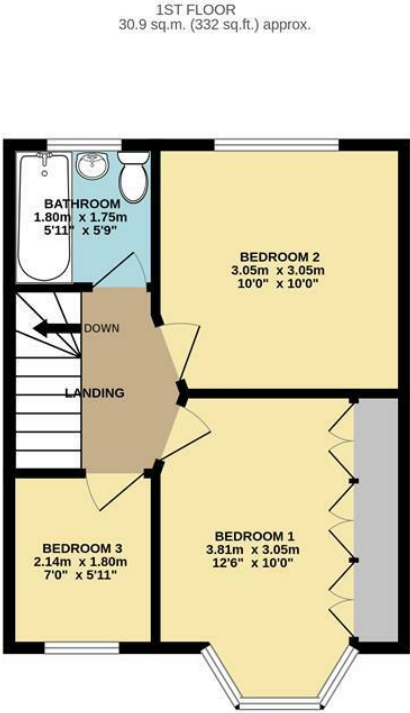
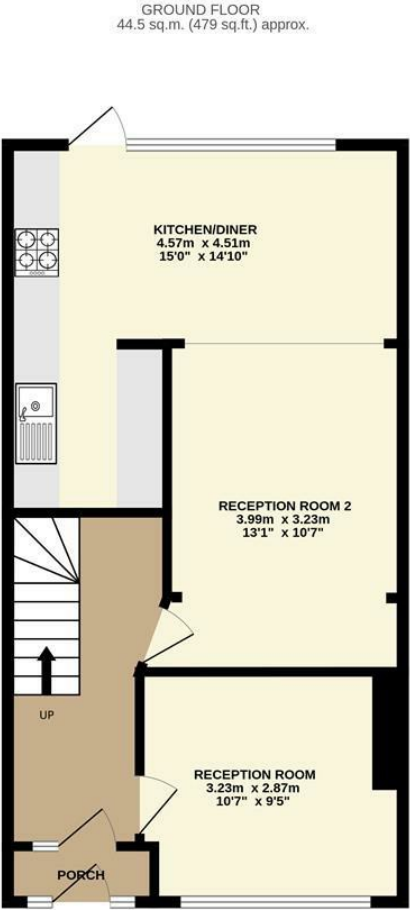


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A			(92 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



WOODLANDS ROAD, EDMONTON, N9
TOTAL FLOOR AREA: 75.3 sq.m. (811 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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