



Kendal Avenue, N18 1NE  
Edmonton





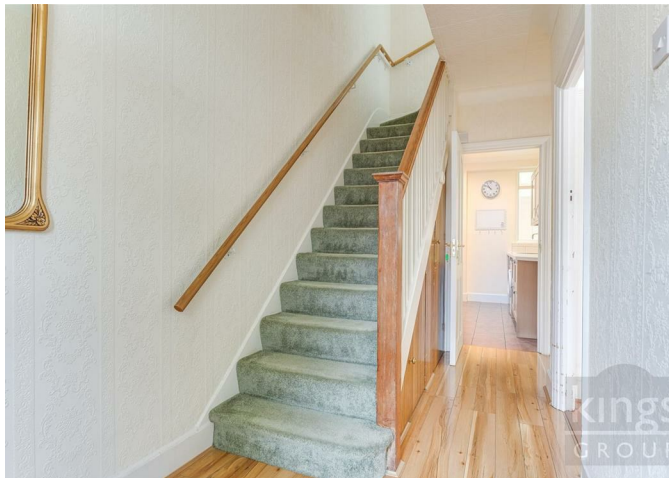




## Kendal Avenue, N18 1NE

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Charming 1930's Build
- Three Reception Rooms
- Two Modern Shower Rooms
- Well Maintained 72ft Garden With Rear Access
- Detached Rear Garage With Electric Roller Door
- Potential Off Street Parking (stp)
- Chain Free
- Council Tax Band D

£499,995



KINGS are pleased to present this spacious and EXTENDED Three Bedroom Terraced House with a DETACHED GARAGE located on the sought-after Kendal Avenue N18, available with NO ONWARD CHAIN. This charming 1930's period family home offers a welcoming porch and entrance hall leading to THREE GENEROUS RECEPTION ROOMS ideal for both entertaining and everyday living.

The third reception area features a stunning skylight flooding the space with natural light and creating a warm, peaceful atmosphere overlooking the garden. The immaculate fitted kitchen includes appliances, and TWO MODERN SHOWER ROOMS conveniently located on the ground and first floors, cater perfectly to families.

A real highlight of this property is the well-tended 72FT WEST FACING GARDEN, a beautifully maintained outside space featuring fruit trees and plants, herbs, a greenhouse, and a decking area complete with retractable awning, perfect for summer gatherings.

The garden also benefits from REAR ACCESS and a large 22ft detached garage with an electric roller door. Additional features include BESPOKE WINDOW SHUTTERS to the front of the property, gas central heating and double glazing ensuring comfort, and potential off-street parking (stp).

Situated on a quiet and well-connected residential turning in Upper Edmonton N18, this home benefits from excellent transport links, including Silver Street train station, plus easy access to the A406. Nearby Edmonton Green offers a variety of shops, supermarkets, and a lively market.

The area is ideal for families, with well-regarded schools like The Latymer School close by, along with local parks such as Pymmes Park and Tatem Park for outdoor recreation. A great mix of convenience and community living. This property blends classic 1930's character with modern upgrades, a truly rare find in such a convenient location.

Council Tax Band D  
Construction Type - Standard (Brick, Tile)  
Flood Risk - Rivers & Seas: Very low, Surface Water: Medium

<b>PORCH</b>	<b>FIRST FLOOR LANDING</b>
<b>ENTRANCE HALL</b>	<b>BEDROOM ONE 11'7 x 11'0 (3.53m x 3.35m)</b>
<b>RECEPTION ROOM ONE 12'0 x 10'10 (3.66m x 3.30m)</b>	<b>BEDROOM TWO 11'0 x 10'10 (3.35m x 3.30m)</b>
<b>RECEPTION ROOM TWO 11'6 x 10'6 (3.51m x 3.20m)</b>	<b>BEDROOM THREE 7'8 x 6'5 (2.34m x 1.96m)</b>
<b>RECEPTION ROOM THREE 11'9 x 10'7 (3.58m x 3.23m)</b>	<b>SHOWER ROOM 8'1 x 6'4 (2.46m x 1.93m)</b>
<b>KITCHEN 10'3 x 6'10 (3.12m x 2.08m)</b>	<b>GARDEN 72'0 approx (21.95m approx)</b>
<b>SHOWER ROOM 8'4 x 4'10 (2.54m x 1.47m)</b>	<b>DETACHED GARAGE 22'8 x 11'6 (6.91m x 3.51m)</b>







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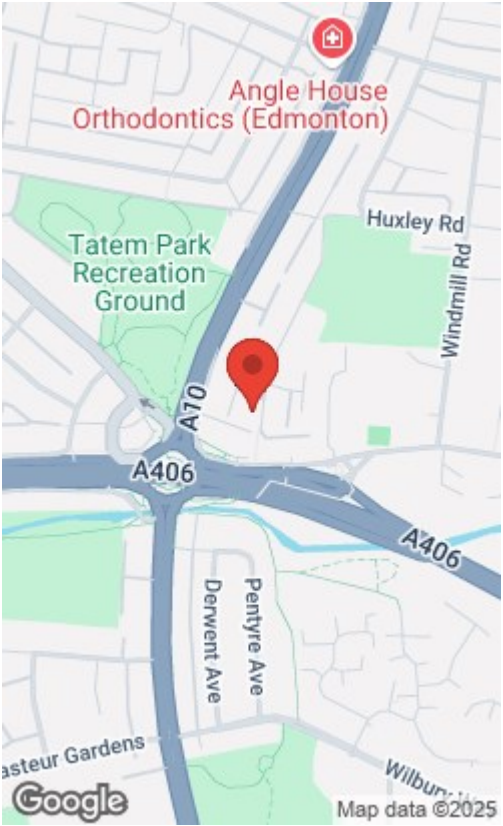
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus)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



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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