



St. Michael's Avenue, N9 8DD
London





Kings
GROUP

St. Michael's Avenue, N9 8DD

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Loft Extended 1950's Build
- Extended Kitchen/Diner
- First Floor Bathroom & Ensuite Shower Room
- 36ft Rear Garden
- Gas Central Heating & Double Glazing
- Cul-De-Sac Location
- Close To Local Shops & Schools
- Council Tax Band C

£440,000



KINGS are pleased to present this EXTENDED Three Bedroom Terraced House located in a quiet cul-de-sac just off Hertford Road in N9. This well presented LOFT CONVERTED 1950's style home offers family living set over three floors featuring a front reception room, a SPACIOUS KITCHEN/DINER to the rear, a first floor bathroom, an ENSUITE to the second floor bedroom, and a 36FT SOUTHWEST FACING REAR GARDEN. Additional benefits include gas central heating and double glazing.

The property is situated only moments away from Hertford Road and Nightingale Road so there are plenty of shops, restaurants and other amenities close by along with popular schools for all ages. Transport links are provided in the form of a regular bus service, along with both Edmonton Green and Ponders End train stations for those needing a connection with the city.

Council Tax Band C

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

Construction Type - Standard (Brick, Tile)

ENTRANCE HALLWAY

RECEPTION ROOM 14'4 x 11'7 (4.37m x 3.53m)

DINING ROOM 14'7 x 10'6 (4.45m x 3.20m)

KITCHEN 14'8 x 8'8 (4.47m x 2.64m)

BEDROOM ONE 14'4 x 11'5 (4.37m x 3.48m)

BEDROOM TWO 7'9 x 6'6 (2.36m x 1.98m)

BATHROOM 6'4 x 6'3 (1.93m x 1.91m)

BEDROOM THREE 14'1 x 8'5 (4.29m x 2.57m)

ENSUITE 8'9 x 5'9 (2.67m x 1.75m)

GARDEN 36'6 x 15'1 (11.13m x 4.60m)





kings
GROUP

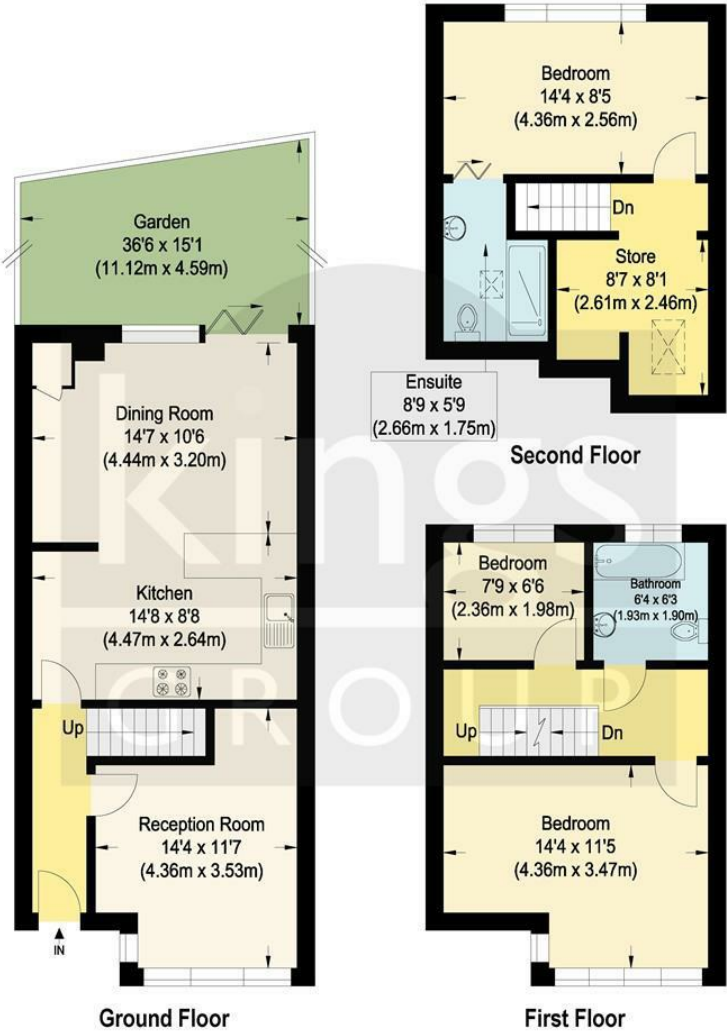
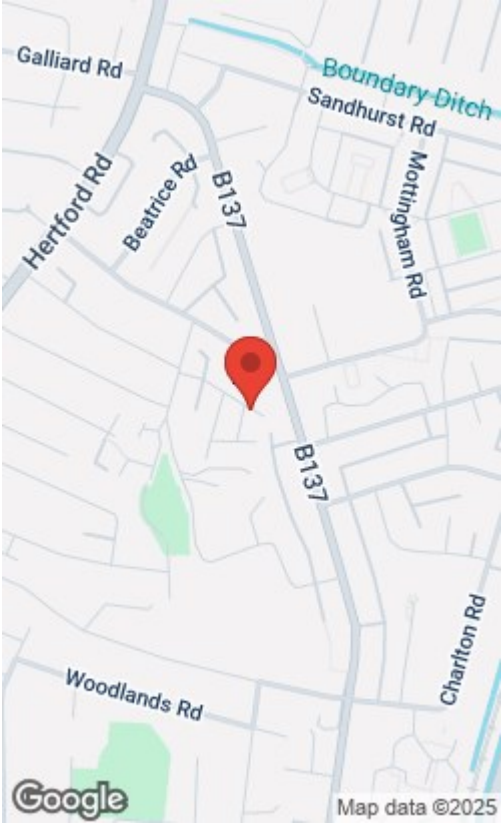


kings
GROUP



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



St. Michael's Avenue

Approximate Gross Internal Floor Area : 100.50 sq m / 1081.77 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

