



Weir Hall Road, N18 1EN
London





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Weir Hall Road, N18 1EN

- Kings Are Pleased To Present This
- Two Bedroom Semi Detached House
- Corner Style Property
- Off Street Parking
- 1950's Build
- Conservatory
- 55ft Rear Garden With Side Access
- Potential To Extend (stp)
- Chain Free
- Council Tax Band C

Offers Over £400,000



KINGS are pleased to present this CORNER PLOT Two Bedroom Semi-Detached House with OFF STREET PARKING, available with NO ONWARD CHAIN. Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The property also boasts a conservatory, which invites natural light and provides space to enjoy the garden views throughout the seasons.

One of the standout features of this property is the side access, offering convenience and flexibility for outdoor activities or additional storage. Further benefits are the two well-proportioned bedrooms, making it ideal for a family, along with gas central heating and double glazing. There is potential to enlarge the driveway for 2-3 cars and scope to extend to the rear and side (stp).

With White Hart Lane train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

PORCH / ENTRANCE HALLWAY

RECEPTION ROOM 12'7 x 12'6 (3.84m x 3.81m)

KITCHEN 10'11 x 7'8 (3.33m x 2.34m)

CONSERVATORY 14'3 x 6'9 (4.34m x 2.06m)

BEDROOM ONE 16'9 x 12'7 (5.11m x 3.84m)

BEDROOM TWO 16'9 x 7'7 (5.11m x 2.31m)

BATHROOM 7'3 x 5'4 (2.21m x 1.63m)





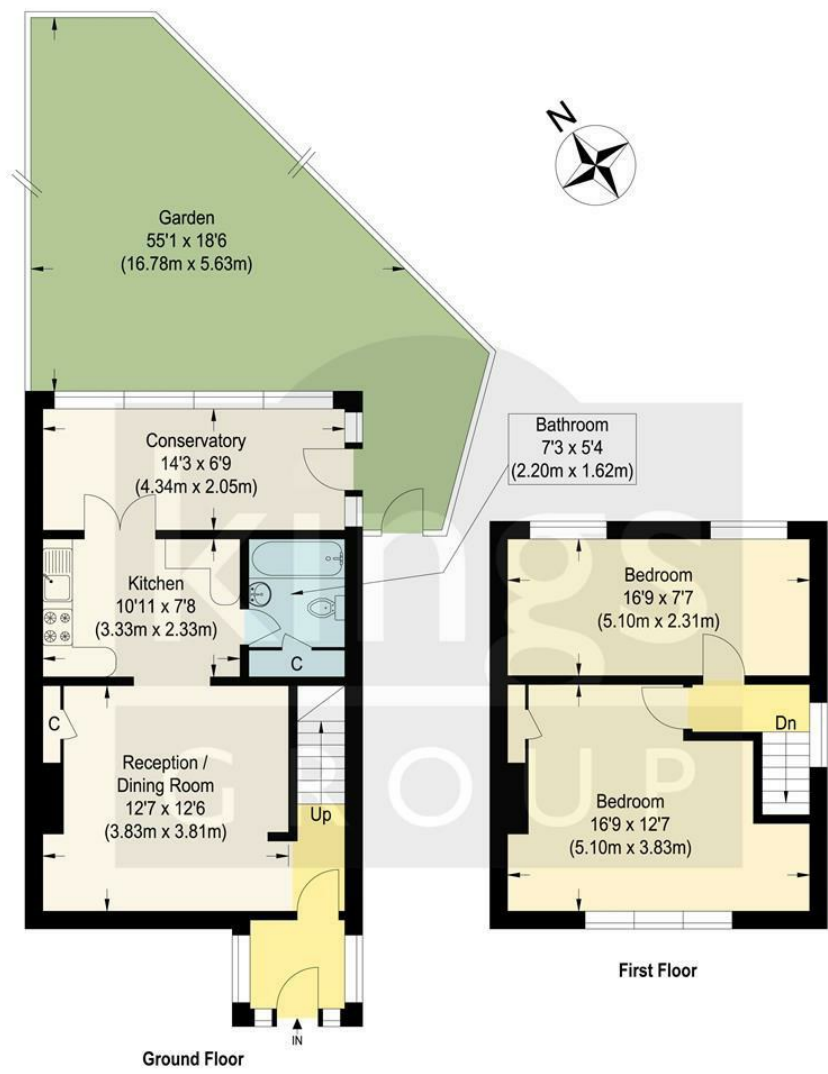
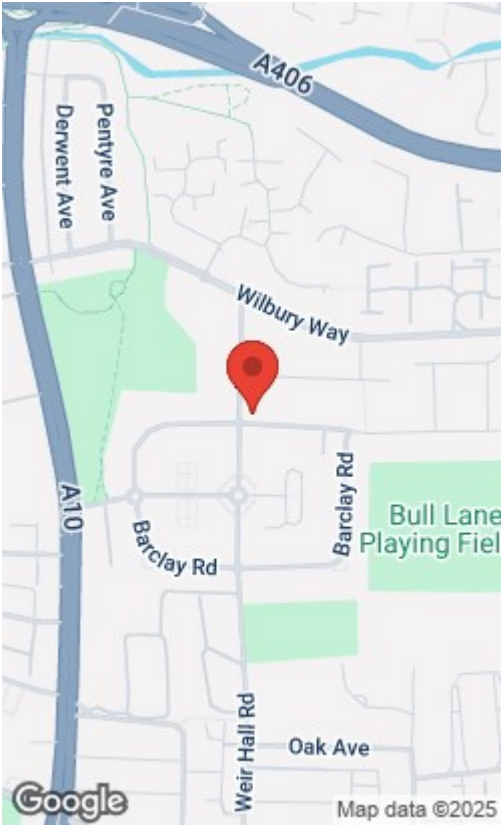
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



Weir Hall Road
Approximate Gross Internal Floor Area : 78.0 sq m / 839.58 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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