



Croyland Road, N9 7BD  
London







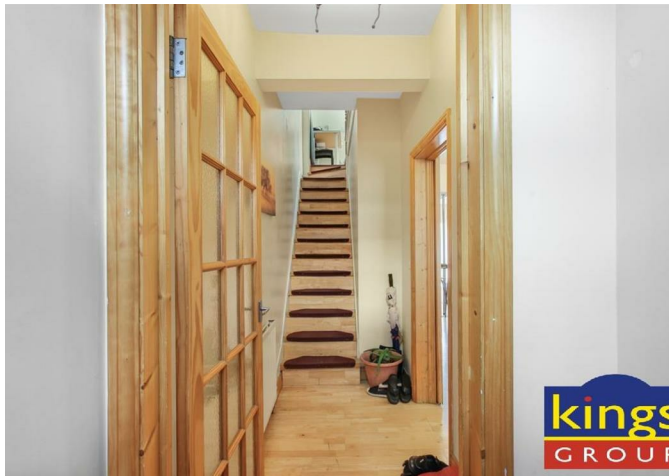
kings  
GROUP



## Croyland Road, N9 7BD

- Kings Are Pleased To Present This
- Three Double Bedroom Terraced House
- 1900's Build
- Loft Extended With Ensuite
- 23ft Through Lounge
- Extended Kitchen/Diner With Skylight
- First Floor Bathroom & Downstairs WC
- 50ft Rear Garden With Shed
- Chain Free
- Council Tax Band C

£475,000



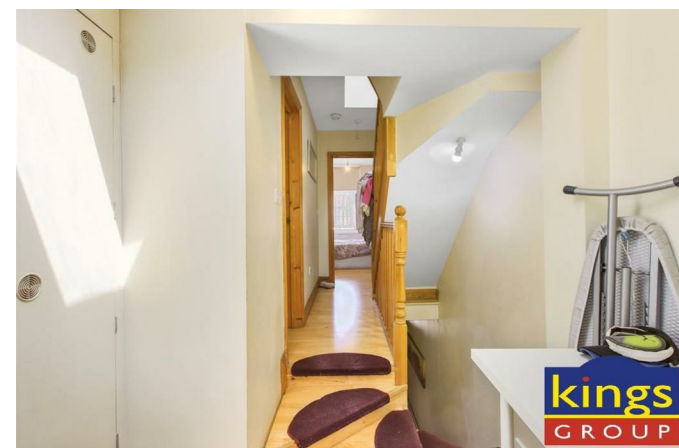
KINGS are pleased to present this SPACIOUS THREE DOUBLE BEDROOM Terraced House on the doorstep of Edmonton Green with its train station, bus links and shopping centre all WITHIN WALKING DISTANCE. This 1900's built period property is available CHAIN FREE.

On entering the property via the entrance porch and hall, you are greeted by a 23ft through lounge, a DOWNSTAIRS WC, and an EXTENDED KITCHEN/DINER with a skylight. On the first floor there are two double bedrooms and a family bathroom, whilst the LOFT EXTENDED second floor boasts a MASTER BEDROOM with its own ENSUITE. Further features include a 50ft rear garden, double glazing and gas central heating.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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



**PORCH**

**GARDEN 50'0 approx (15.24m approx)**

**ENTRANCE HALL**

**THROUGH LOUNGE 23'2 x 11'3 (7.06m x 3.43m)**

**DOWNSTAIRS WC 5'0 x 2'9 (1.52m x 0.84m)**

**KITCHEN 14'0 x 13'0 (4.27m x 3.96m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 14'0 x 9'10 (4.27m x 3.00m)**

**BEDROOM TWO 11'5 x 8'7 (3.48m x 2.62m)**

**BATHROOM 8'1 x 7'3 (2.46m x 2.21m)**

**SECOND FLOOR LANDING**

**BEDROOM THREE 17'11 x 11'0 (5.46m x 3.35m)**

**ENSUITE SHOWER ROOM 9'0 x 2'9 (2.74m x 0.84m)**





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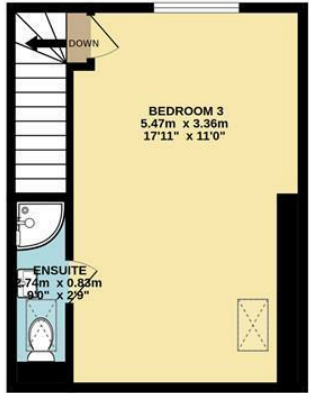
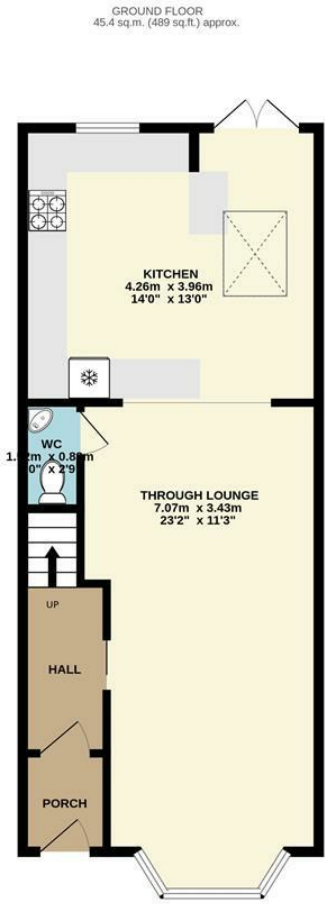








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <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>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <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		



CROYLAND ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 104.6 sq.m. (1125 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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