



Hydeside Gardens, N9 9RR
London





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- Kings Are Pleased To Present This
- Three Bedroom Terrace House With Loft Room
- Extended 1930's Build
- Off Street Parking
- Open Plan Kitchen/Living Space & Separate Reception Room
- Modern First Floor Bathroom
- 42ft Rear Garden
- Detached Home Salon/Outbuilding With WC & Rear Access
- Sought After Location
- Council Tax Band D

£550,000



KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with a LOFT ROOM and a DETACHED OUTBUILDING, in a SOUGHT AFTER residential location just off Church Street. The beautifully presented 1930's built family home benefits from OFF STREET PARKING and a 42FT GARDEN with a STAND-ALONE HAIR SALON at the rear. The salon has a dedicated gated entrance and a separate WC, ideal for a variety of home-based businesses.

Features include a welcoming entrance hall leading on to a front reception room, and a generous OPEN PLAN LIVING SPACE serving as the heart of the home with a modern kitchen along with both seating and dining areas. Upstairs are three bedrooms, a MODERN BATHROOM , and stairs leading to the loft room. Further benefits include gas central heating, double glazing and a lean-to providing utility space.

The versatile property is ideally situated for easy access to both the A10 Great Cambridge Road and Edmonton Green train station for commuters. There are popular schools close by such as the well renowned Latymer School and Latymer All Saints Primary for families and children of all ages. Local shops are within walking distance, with Edmonton Green shopping centre also within close proximity.

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

ENTRANCE HALLWAY	WC 3'9 x 2"0 (1.14m x 0.61m'0.00m)
RECEPTION ROOM 12'8 x 11'3 (3.86m x 3.43m)	
DINING ROOM 17'1 x 9'8 (5.21m x 2.95m)	
KITCHEN 17'1 x 10'4 (5.21m x 3.15m)	
TERRACE 9'4 x 10'4 (2.84m x 3.15m)	
FIRST FLOOR LANDING	
BEDROOM ONE 13'2 x 10'8 (4.01m x 3.25m)	
BEDROOM TWO 10'8 x 10'2 (3.25m x 3.10m)	
BEDROOM THREE 7'2 x 6'3 (2.18m x 1.91m)	
BATHROOM 7'1 x 6'4 (2.16m x 1.93m)	
LOFT ROOM 15'9 x 10'7 (4.80m x 3.23m)	
GARDEN 42'2 x 17'6 (12.85m x 5.33m)	
OUTBUILDING 15'6 x 11'1 (4.72m x 3.38m)	





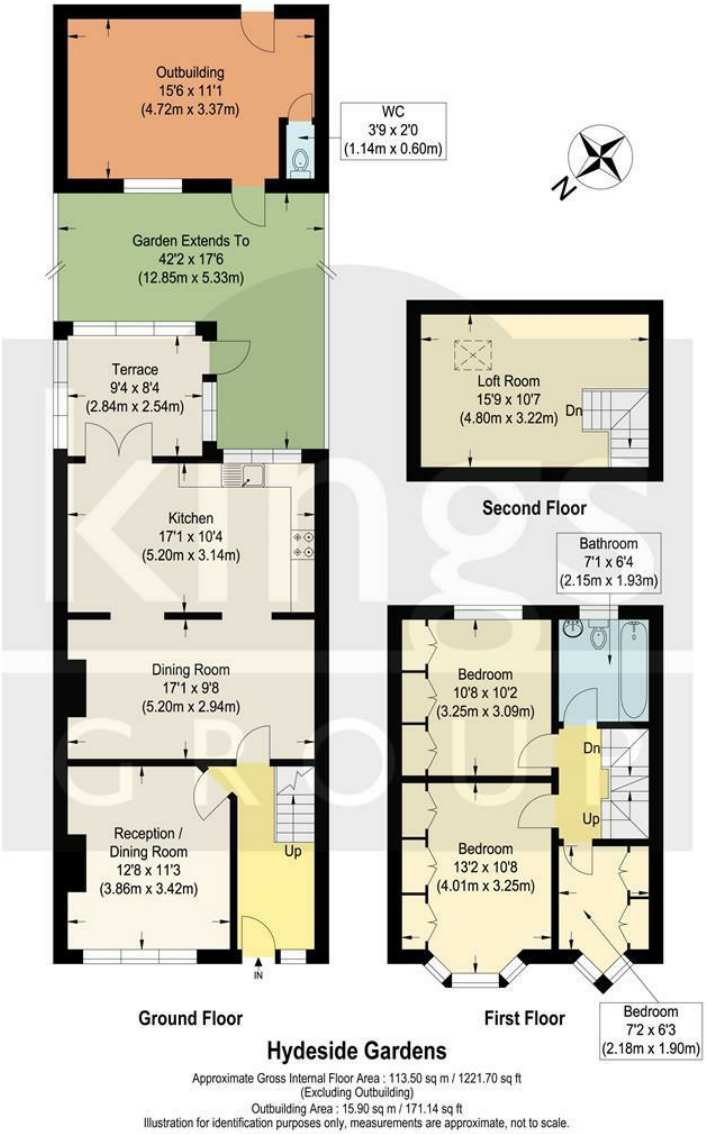
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) 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		



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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