



Deansway, N9 9UD
London





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GROUP

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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- In Need Of Refurbishment
- Ground Floor Bathroom
- Gas Central Heating & Double Glazing
- 52ft Rear Garden With Side Access
- Potential To Extend/Off Street Parking (stp)
- Close To A10 Access & Local Shops
- Chain Free
- Council Tax Band D

£450,000



KINGS are pleased to present this Three Bedroom Semi Detached House available on a CHAIN FREE basis. This 1930's built property is in need of refurbishment and comprises a porch, a front reception room, a separate kitchen, a ground floor bathroom, a side lean-to, and a 52ft rear garden. Further features include gas central heating, double glazing, and the potential to extend or add off street parking (stp).

The property is situated within walking distance of local shops with green spaces and popular schools also close by. There is direct access on to the A10 Great Cambridge Road linking to the A406 North Circular for commuters, and Edmonton Green train station is also within easy reach connecting to the city.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

PORCH

RECEPTION ROOM 18'8 x 14'2 (5.69m x 4.32m)

HALL

KITCHEN 12'2 x 9'4 (3.71m x 2.84m)

BATHROOM 6'2 x 6'1 (1.88m x 1.85m)

LEAN-TO 15'4 x 5'4 (4.67m x 1.63m)

FIRST FLOOR LANDING

BEDROOM ONE 15'4 x 11'5 (4.67m x 3.48m)

BEDROOM TWO 12'5 x 12'4 (3.78m x 3.76m)

BEDROOM THREE 9'3 x 9'1 (2.82m x 2.77m)

GARDEN 52'0 x 35'0 approx (15.85m x 10.67m approx)

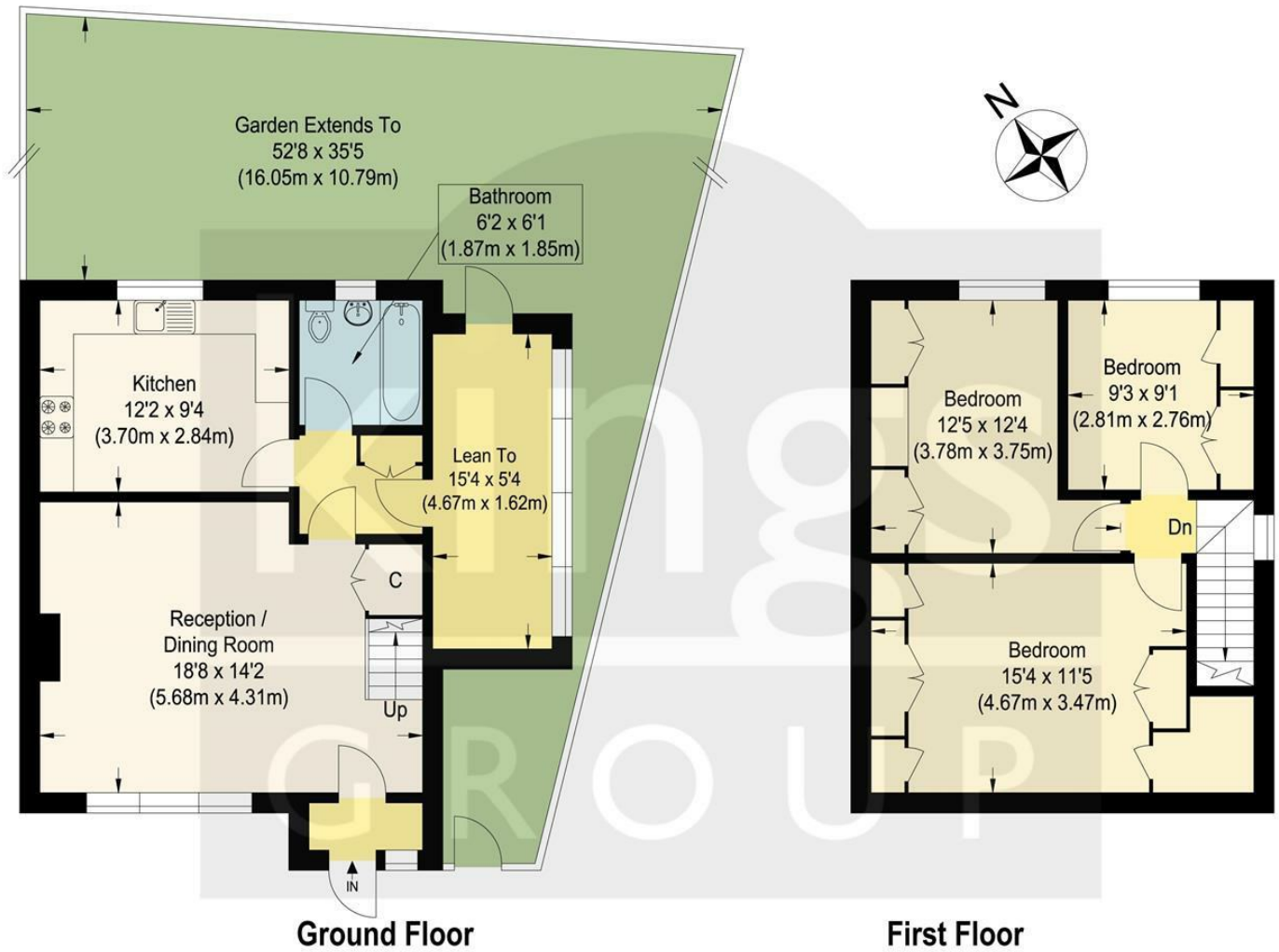
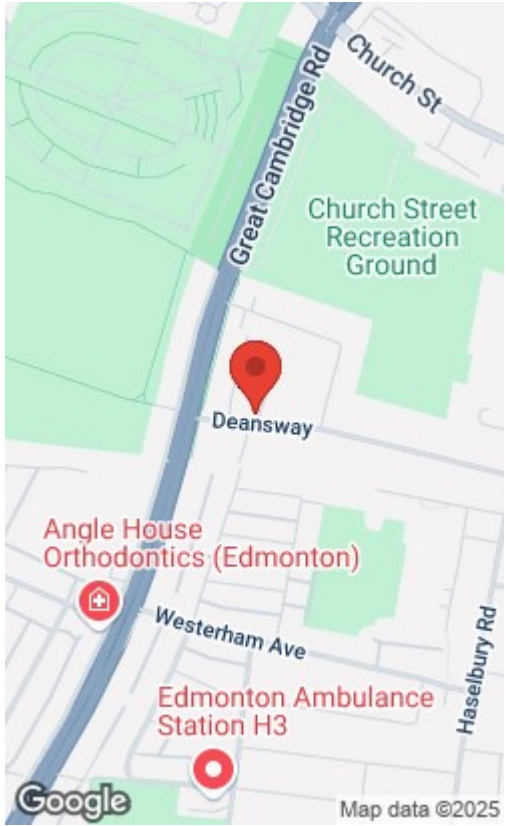






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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-40) G Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Deansway

Approximate Gross Internal Floor Area : 93.30 sq m / 1004.27 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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