



Woodstock Crescent, N9 7NE
Edmonton





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House With Loft Room
- Bay Fronted 1930's Style
- Spacious 24ft Through Lounge
- Extended L-Shaped Kitchen/Diner
- First Floor Bathroom
- 60ft Rear Garden With Outbuilding
- Gas Central Heating & Double Glazing
- Sought After Location
- Council Tax Band D

Offers Over £535,000



KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with a LOFT ROOM, located in a SOUGHT AFTER residential turning in Lower Edmonton. This 1930's style family home features a spacious 24FT THROUGH LOUNGE, and a generously sized L-SHAPED KITCHEN/DINER overlooking a 60FT REAR GARDEN with an outbuilding to the rear.

The first floor boasts a MODERN FAMILY BATHROOM, three well proportioned bedrooms, with further stairs leading to the loft room providing additional versatile space ideal as a fourth bedroom, office or playroom. Further benefits include gas central heating, double glazing, and a low maintenance paved front garden.

The property is ideally situated just off Galliard Road and within walking distance to Jubilee Park. Edmonton Green Train Station and the A10 & A406 road links are also within easy reach, making it a great choice for commuters. Families will benefit from the close proximity to popular schools, along with local shops and amenities.

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



PORCH	BEDROOM THREE 6'9 x 6'5 (2.06m x 1.96m)
ENTRANCE HALL	BATHROOM 6'8 x 5'6 (2.03m x 1.68m)
RECEPTION/DINING ROOM 24'10 x 12'4 (7.57m x 3.76m)	STAIRS TO SECOND FLOOR LANDING
L-SHAPED KITCHEN/DINER 17'11 x 16'0 (5.46m x 4.88m)	LOFT ROOM 13'3 x 9'3 (4.04m x 2.82m)
STAIRS TO FIRST FLOOR LANDING	GARDEN 60'0 approx (18.29m approx)
With access to loft, carpet, doors to:	
BEDROOM ONE 13'5 x 11'1 (4.09m x 3.38m)	
BEDROOM TWO 11'3 x 10'11 (3.43m x 3.33m)	



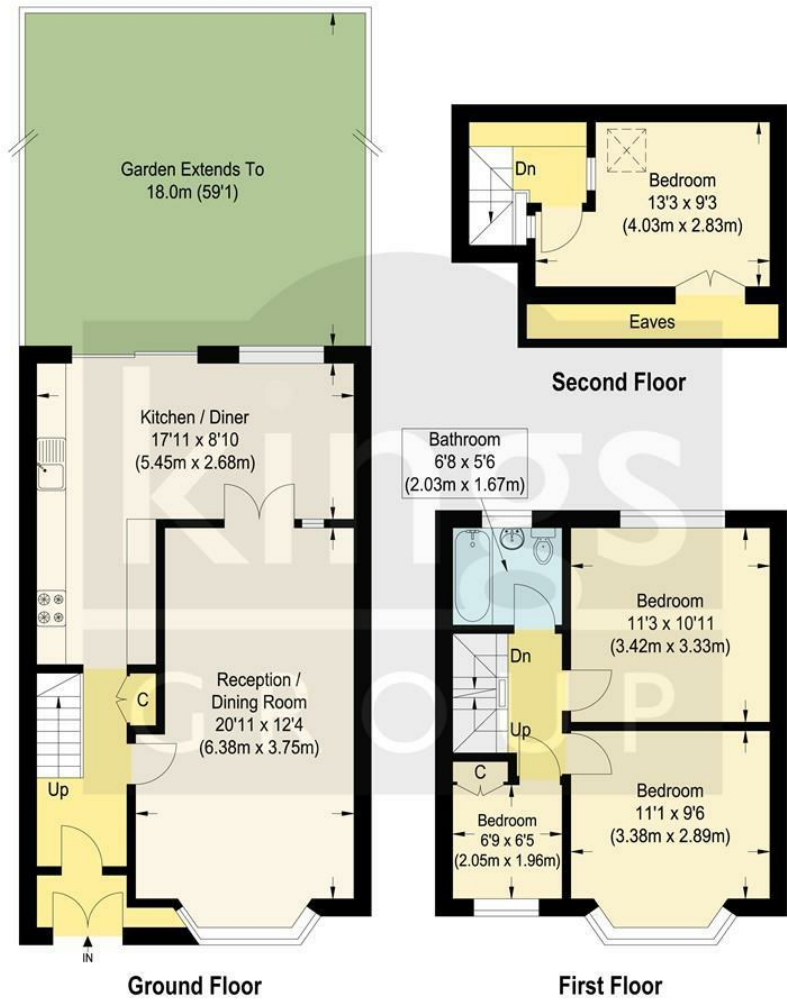
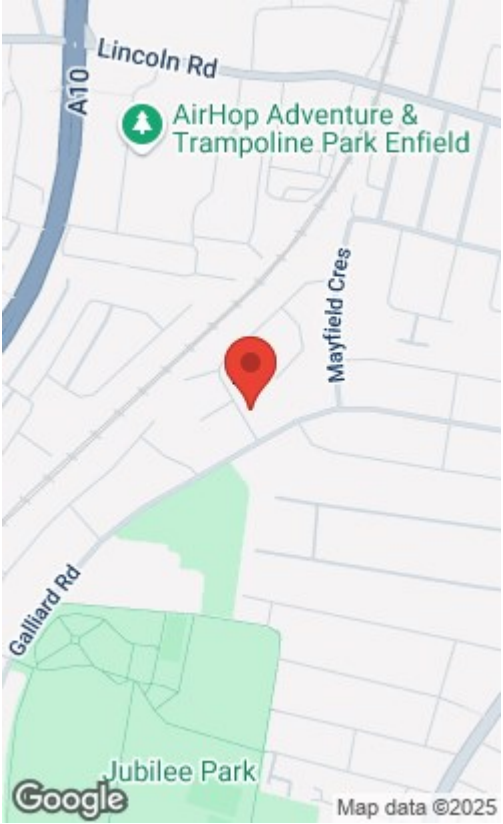
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Approximate Gross Internal Floor Area : 102.0 sq m / 1097.91 sq ft
(Excluding Eaves)

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

