



Morley Avenue, N18 2QT
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Bay Fronted 1930's Build
- Off Street Parking
- 25ft Through Lounge
- First Floor Bathroom With Underfloor Heating
- 61ft South Facing Rear Garden
- Walking Distance To Silver Street Station
- Close Proximity To Local Amenities
- Council Tax Band C

£449,995



KINGS are pleased to present this Three Bedroom Terraced House with OFF STREET PARKING and a 61FT SOUTH FACING GARDEN in the heart of Edmonton. This bay fronted 1930's style property features a spacious 25FT THROUGH LOUNGE providing living and dining areas, and a separate fitted kitchen both with access to the garden. Further benefits include a first floor bathroom with under floor heating, double glazing and gas central heating.

Perfectly located just off Fore Street, the freehold house is WITHIN WALKING DISTANCE of Silver Street Train Station, providing direct links to central London making it a great choice for commuters. The surrounding area offers a mix of amenities and convenience with a variety of local shops, schools, bus routes and parks nearby such as Jubilee Park. The vibrant Edmonton Green Shopping Centre and leisure facilities are also just a short distance away, ensuring all essentials are within easy reach.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

LIVING ROOM 14'3 x 11'2 (4.34m x 3.40m)

DINING ROOM 11'2 x 10'3 (3.40m x 3.12m)

KITCHEN 10'7 x 6'7 (3.23m x 2.01m)

BEDROOM ONE 14'1 x 10'7 (4.29m x 3.23m)

BEDROOM TWO 10'9 x 10'3 (3.28m x 3.12m)

BEDROOM THREE 7'5 x 6'3 (2.26m x 1.91m)

BATHROOM 7'5 x 6'6 (2.26m x 1.98m)

GARDEN 61'0 x 17'9 approx (18.59m x 5.41m approx)





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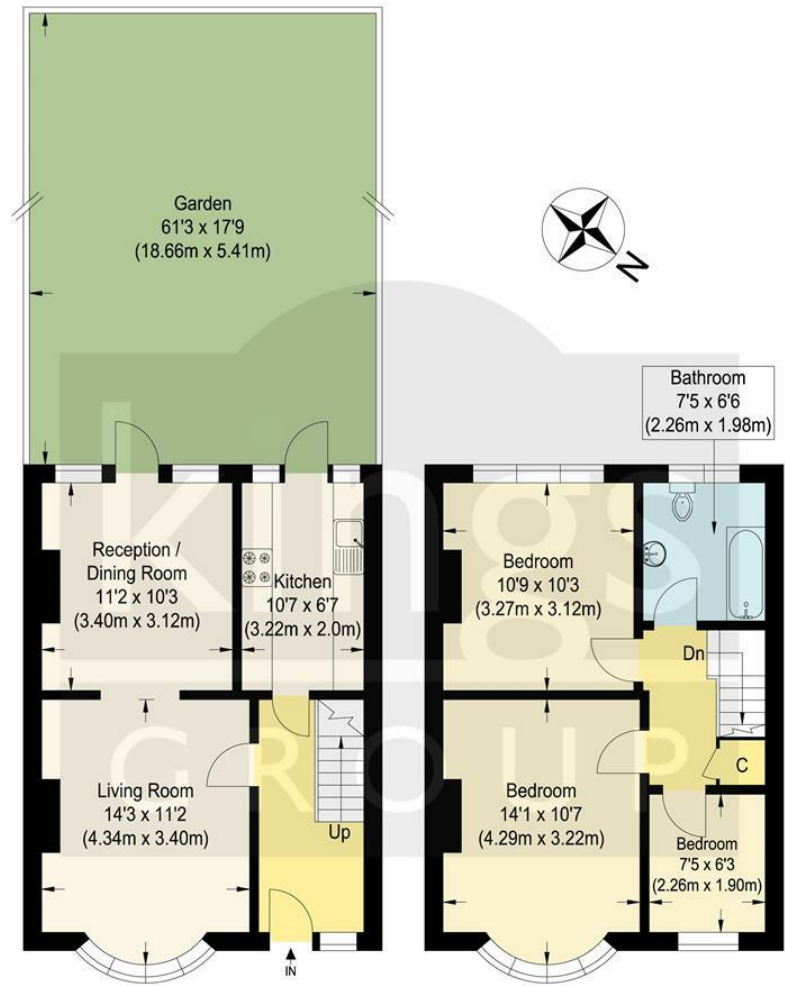
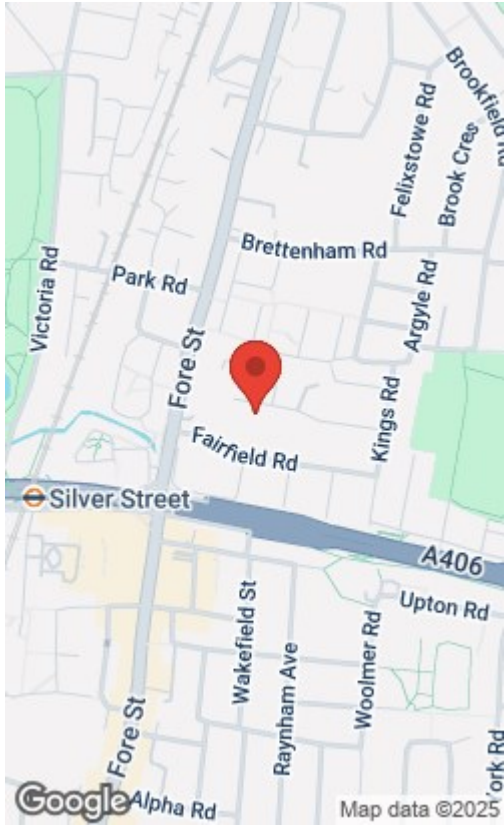


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor
First Floor
Morley Avenue

Approximate Gross Internal Floor Area : 79.10 sq m / 851.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTONS 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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