



Kenwood Road, N9 7JD
London





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- Kings Are Pleased To Present This
- Three Double Bedroom Semi Detached House
- Double Fronted With 1486Sq Ft Internal Space
- Gated Off Street Parking
- 24ft Open Plan Lounge/Diner
- Spacious & Modern Kitchen
- Modern Ground & First Floor Bathrooms
- Large 24ft Utility/Garage
- Close Proximity To Edmonton Green Station
- Council Tax Band E

£580,000



KINGS are pleased to present this beautifully maintained and generously sized THREE BEDROOM DOUBLE-FRONTED SEMI DETACHED HOUSE, boasting a generous 1,486 SQUARE FEET of internal living space. Set in a quiet residential street in Edmonton, this 1930/50's style family property combines classic charm with modern upgrades throughout.

The home welcomes you with a GATED DRIVEWAY, a bright entrance porch, and a spacious hallway leading into a substantial 24FT THROUGH LOUNGE and dining area, perfect for both everyday living and entertaining. A separate MODERN KITCHEN provides ample space for cooking and storage, while the property further benefits from TWO CONTEMPORARY FAMILY BATHROOMS, conveniently located on the ground and first floors.

At the rear, a paved garden offers a low-maintenance outdoor area, ideal for relaxing or hosting gatherings. A standout feature of the property is the 24FT UTILITY ROOM/GARAGE with access to the front and rear, offering significant storage space or potential for conversion (stp). The double-fronted design enhances the spacious feel throughout the home, creating a bright and airy environment. Further benefits include gas central heating and double glazing throughout.

Situated just off Bury Street, the property enjoys excellent access to local amenities and transport links. Edmonton Green, a short distance away, has undergone major regeneration in recent years and now features an upgraded overground station, a large shopping centre, and improved public spaces. Everyday conveniences such as shops, schools, and regular bus services can be found on nearby Hertford Road and Bury Street, while motorists benefit from easy access to the A10 Great Cambridge Road. This is a superb opportunity for families or professionals looking to settle in a well-connected and evolving part of North London.

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

ENTRANCE HALLWAY

RECEPTION/DINING ROOM 24'7 x 11'3 (7.49m x 3.43m)

KITCHEN 11'8 x 11'3 (3.56m x 3.43m)

SHOWER ROOM 8'4 x 5'1 (2.54m x 1.55m)

FIRST FLOOR LANDING

BEDROOM ONE 14'4 x 11'9 (4.37m x 3.58m)

BEDROOM TWO 12'9 x 12'1 (3.89m x 3.68m)

BEDROOM THREE 11'6 x 8'9 (3.51m x 2.67m)

BATHROOM 8'5 x 5'2 (2.57m x 1.57m)

GARDEN 29'2 x 24'1 (8.89m x 7.34m)

UTILITY/GARAGE 24'2 x 10'5 (7.37m x 3.18m)





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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		



Ground Floor First Floor

Kenwood Road

Approximate Gross Internal Floor Area : 114.80 sq m / 1235.69 sq ft
(Excluding Garage)

Garage Area : 23.30 sq m / 250.79 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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