



FOR SALE
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020 8350 0100

Dunholme Road, N9 9QS
London

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Dunholme Road, N9 9QS

- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Corner Plot
- Study Room & Loft Room
- Modern First Floor Bathroom
- 48ft Garden With Shed & Side Access
- Potential Off Street Parking
- Gas Central Heating & Double Glazing
- Potential To Extend (stp)
- Council Tax Band D

£520,000



KINGS are pleased to present this spacious Three Bedroom Semi Detached House situated on a DESIRABLE CORNER PLOT on Dunholme Road, N9. This well maintained family home boasts a generous reception room that flows seamlessly into a bright and airy kitchen/diner, perfect for family living and entertaining. Additional features include a separate ground floor study room, a VERSATILE LOFT ROOM accessible via a loft ladder, and a MODERN FIRST FLOOR BATHROOM.

The southwest facing 48FT GARDEN offers ample outdoor space, complete with a shed to the rear and convenient side access. With POTENTIAL OFF STREET PARKING, gas central heating, and double glazing throughout, this property is both comfortable and practical. There is also POTENTIAL TO EXTEND (stp), making it an ideal opportunity for growing families or investors.

Dunholme Road is nestled in a well connected and popular residential area of Edmonton, N9, offering easy access to a variety of local amenities, schools, and transport links. The property is within close proximity to Edmonton Green Station and Shopping Centre, making commuting and daily errands convenient. The area also benefits from nearby green spaces including Pymmes Park.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

RECEPTION ROOM 14'2 x 13'3 (4.32m x 4.04m)

KITCHEN 14'9 x 9'6 (4.50m x 2.90m)

OFFICE 9'3 x 6'3 (2.82m x 1.91m)

FIRST FLOOR LANDING

BEDROOM ONE 13'1 x 11'9 (3.99m x 3.58m)

BEDROOM TWO 13'1 x 8'2 (3.99m x 2.49m)

BEDROOM THREE 9'4 x 8'4 (2.84m x 2.54m)

LOFT ROOM 13'7 x 10'1 (4.14m x 3.07m)

BATHROOM 6'6 x 6'3 (1.98m x 1.91m)

GARDEN 48'0 x 23'0 approx (14.63m x 7.01m approx)

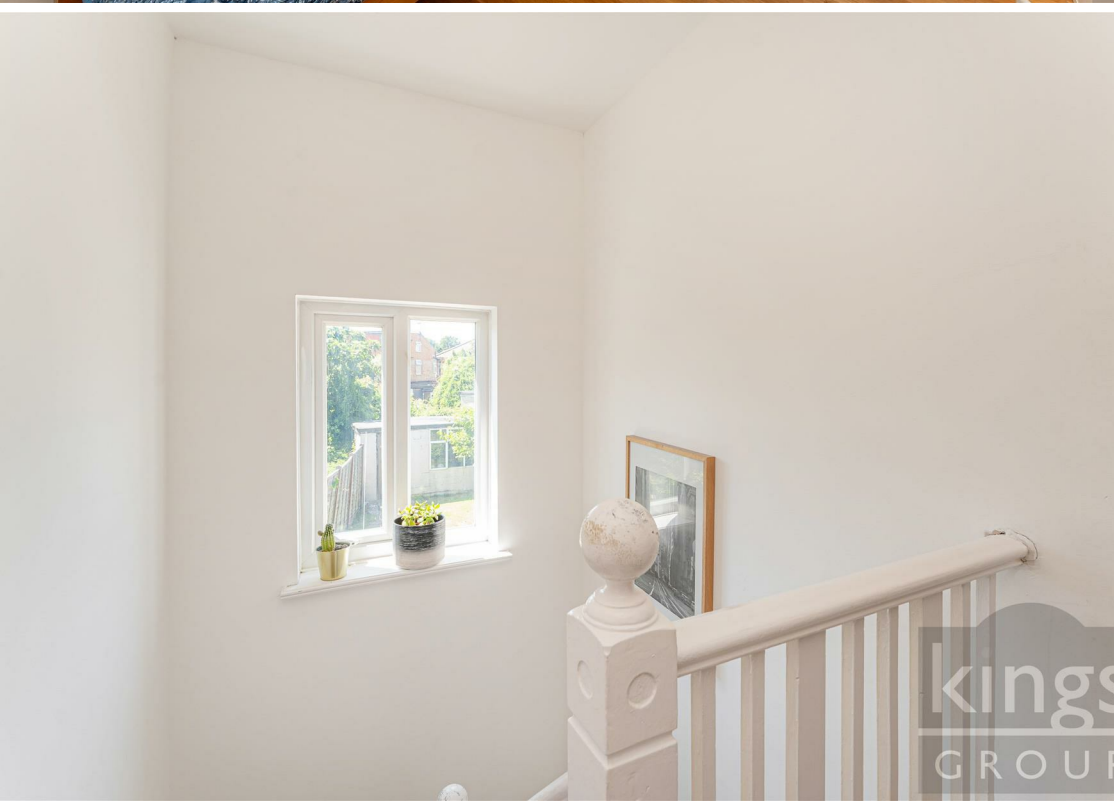
SHED 15'3 x 11'9 (4.65m x 3.58m)



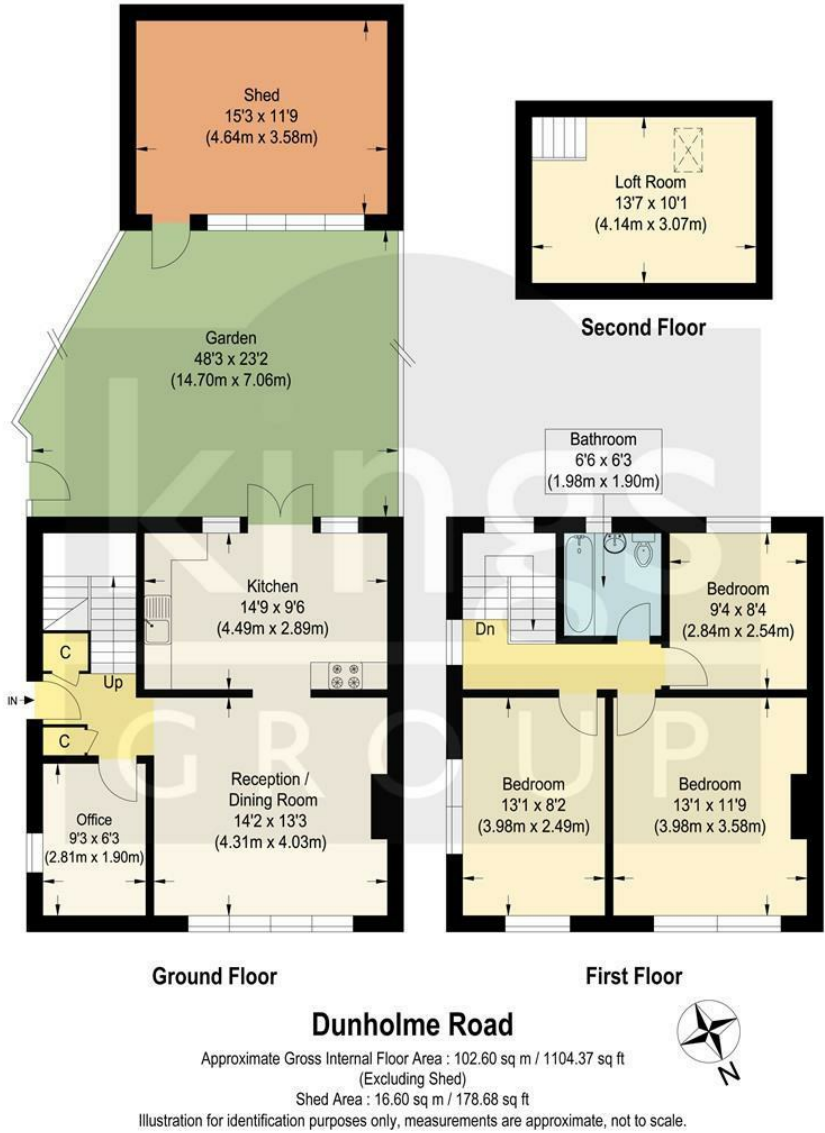
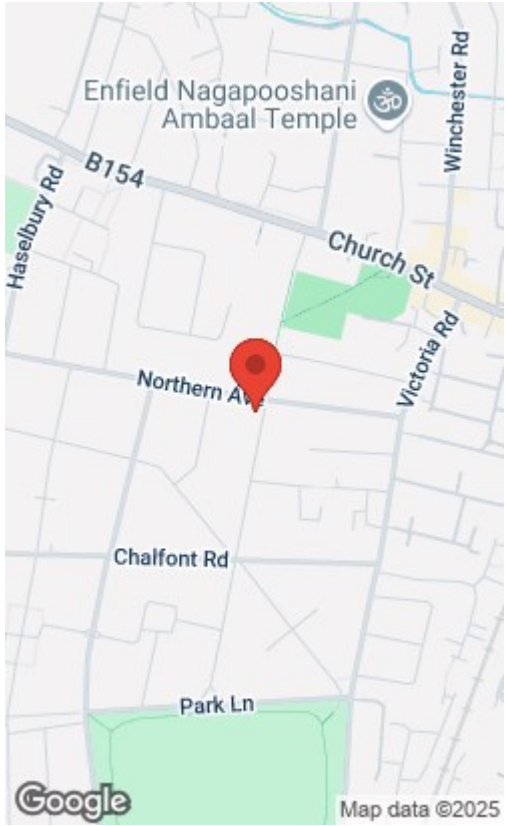


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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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