



Westminster Road, N9 8RA  
Edmonton

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## Westminster Road, N9 8RA

- Kings Are Pleased To Present This
- Three Bedroom Terraced House With Loft Room
- Bay Fronted Victorian Build
- 20ft Open Plan Through Lounge
- Extended Kitchen/Diner
- Ground Floor Wet Room & First Floor Bathroom
- 25ft Rear Garden With Outbuilding
- Walking Distance To Edmonton Green Train Station
- Chain Free
- Council Tax Band D

£450,000



KINGS are pleased to present this SPACIOUS Three Bedroom Terraced House with a LOFT ROOM. This bay fronted Victorian property features an open plan 20FT THROUGH LOUNGE with both living and dining areas, an EXTENDED KITCHEN/DINER and a DOWNSTAIRS WET ROOM.

On the first floor, there is a family bathroom and three bedrooms, two of which are doubles with fitted wardrobes, and a staircase leading to the loft room on the second floor. Further features include a 25FT REAR GARDEN, an outbuilding for storage, gas central heating and double glazing,

Situated in a prime location for local amenities at the top of the road, this home is also within walking distance of Edmonton Green with excellent shopping, dining and leisure facilities, along with transport links including multiple bus routes and Edmonton Green train station. This large home is ideal for those looking to add their own touch and to extend further if desired (stp).

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

RECEPTION ROOM 20'4 x 14'1 (6.20m x 4.29m)

KITCHEN 13'6 x 13'1 (4.11m x 3.99m)

#### WET ROOM

#### FIRST FLOOR LANDING

BEDROOM ONE 13'11 x 10'10 (4.24m x 3.30m)

BEDROOM TWO 11'4 x 8'7 (3.45m x 2.62m)

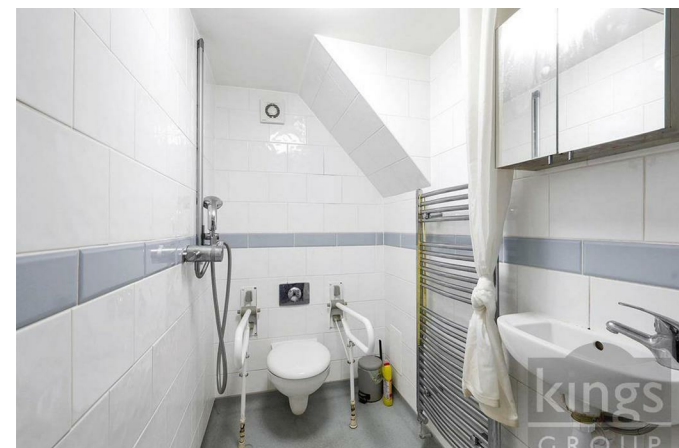
BEDROOM THREE 7'7 x 6'5 (2.31m x 1.96m)

BATHROOM 7'5 x 4'10 (2.26m x 1.47m)

LOFT ROOM 13'9 x 10'4 (4.19m x 3.15m)

GARDEN 25'6 x 15'6 (7.77m x 4.72m)

STORAGE 9'11 x 7'2 (3.02m x 2.18m)





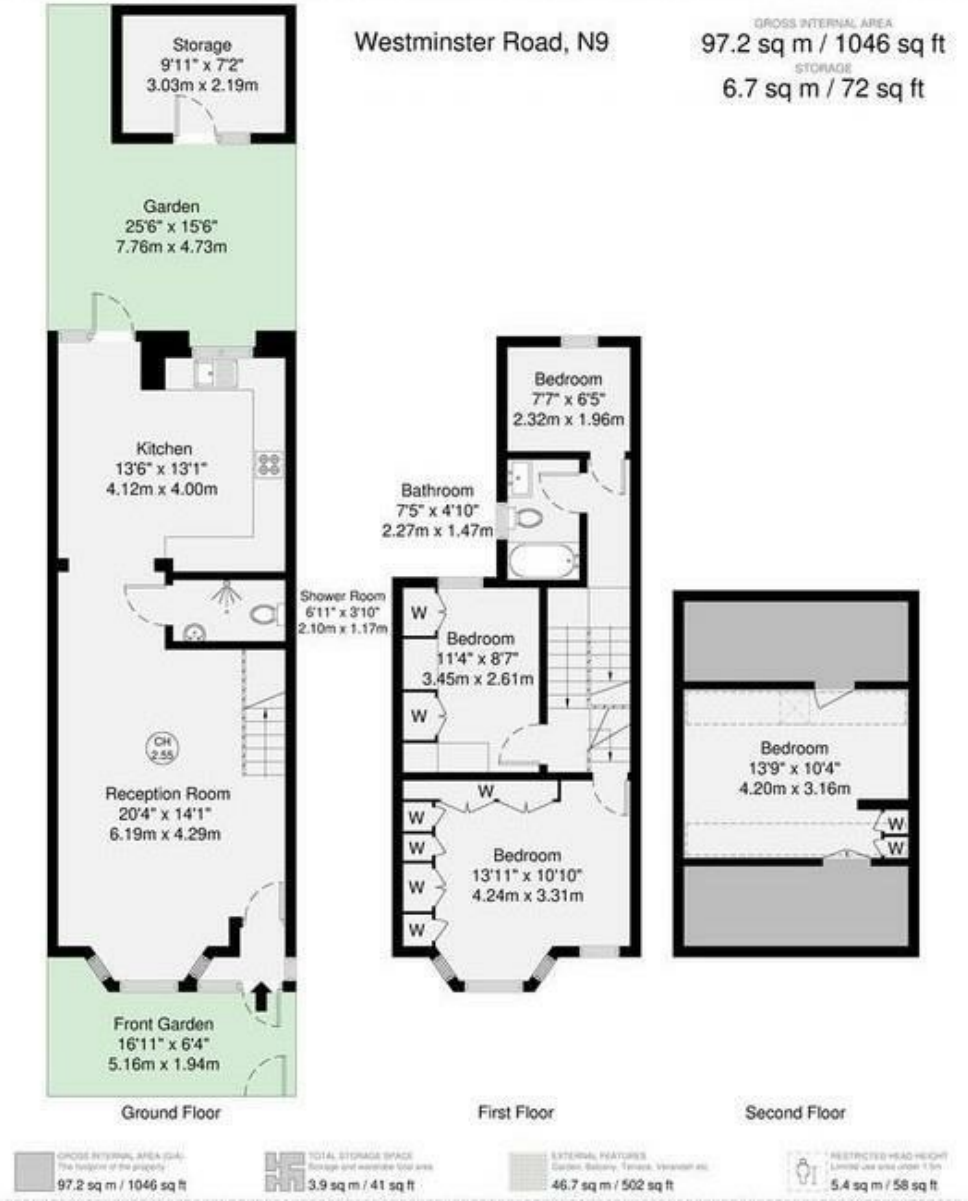
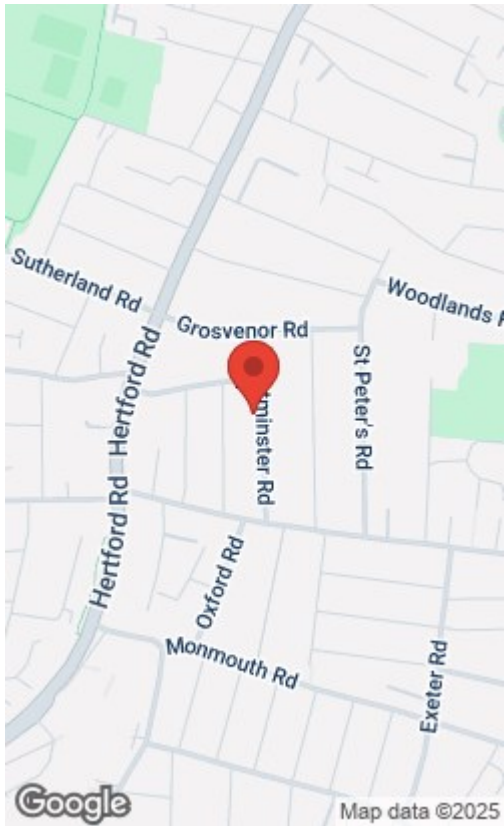


SLEEP WELLNESS

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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> 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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