



Woodlands Road, N9 8RP  
London







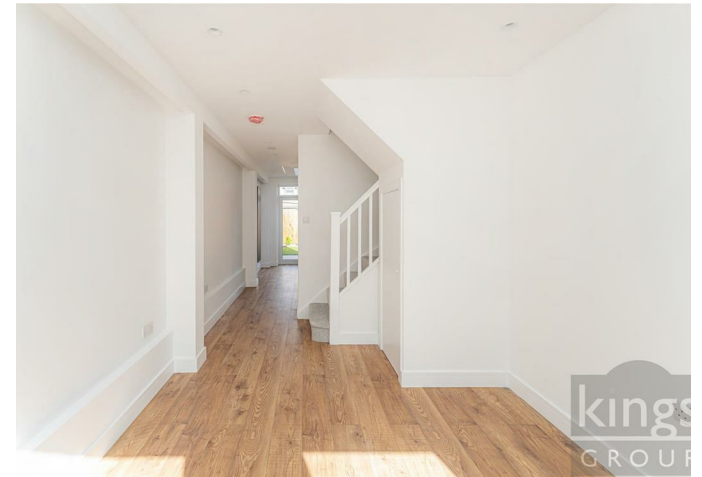
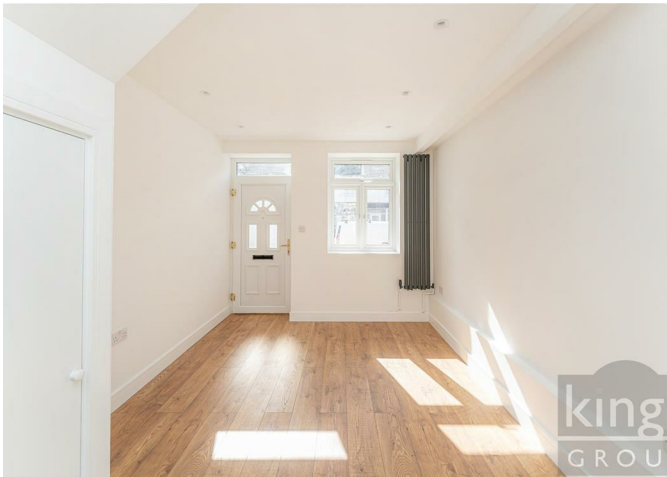
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## Woodlands Road, N9 8RP

- Kings Are Pleased To Present This
- Two Bedroom End Of Terrace House
- New Build With 10 Year Warranty
- Arranged Over Three Floors
- Off Street Parking
- Stunning Fitted Kitchen With Skylight
- Ground Floor WC & Luxury First Floor Bathroom
- 23ft Private Rear Garden
- Walking Distance To Local Amenities
- Chain Free

Offers Over £380,000



KINGS are pleased to present this NEWLY BUILT Two Bedroom End Of Terrace House ARRANGED OVER THREE FLOORS, with OFF STREET PARKING and available CHAIN FREE. This beautifully finished property combines modern living with high quality craftsmanship throughout and comes complete with a 10 YEAR WARRANTY for peace of mind.

Upon entering, you are greeted by a bright and spacious 23ft open plan living area featuring stylish flooring, sleek finishes, and plenty of natural light throughout. The MODERN FITTED KITCHEN boasts integrated appliances, contemporary cabinetry, and a skylight that enhances the sense of space and openness, perfect for both everyday living and entertaining. The GROUND FLOOR WC provides convenience and practicality.

On the first and second floors the property offers two well proportioned bedrooms with excellent natural light, the 20ft master bedroom boasting a juliet balcony. The LUXURY BATHROOM is elegantly tiled with a separate bath and shower, complemented by high end fixtures and fittings. The home also benefits from a PRIVATE REAR GARDEN with a patio area and low maintenance artificial lawn, ideal for relaxing or entertaining.

The property is situated just off Hertford Road within easy reach of Edmonton Green shopping centre, bus terminal and train station. There are local shops and amenities close by along with Eldon School within walking distance making this ideal for families or for investor looking for something that is well connected.

Council Tax Band - TBC  
Flood Risk - Rivers & Seas: Low, Surface Water: Low  
Construction Type - Standard (Brick, Tile)  
New Build Warranty - 10 Years

- |                                                  |                                        |
|--------------------------------------------------|----------------------------------------|
| RECEPTION/DINING ROOM 23'1 x 9'4 (7.04m x 2.84m) | BATHROOM 9'4 x 5'5 (2.84m x 1.65m)     |
| WC 3'9 x 3'8 (1.14m x 1.12m)                     | STAIRS TO SECOND FLOOR LANDING         |
| KITCHEN 11'6 x 10'9 (3.51m x 3.28m)              | BEDROOM TWO 20'3 x 9'4 (6.17m x 2.84m) |
| STAIRS TO FIRST FLOOR LANDING                    | GARDEN 23'4 x 13'5 (7.11m x 4.09m)     |
| BEDROOM ONE 9'9 x 9'4 (2.97m x 2.84m)            | OFF STREET PARKING                     |







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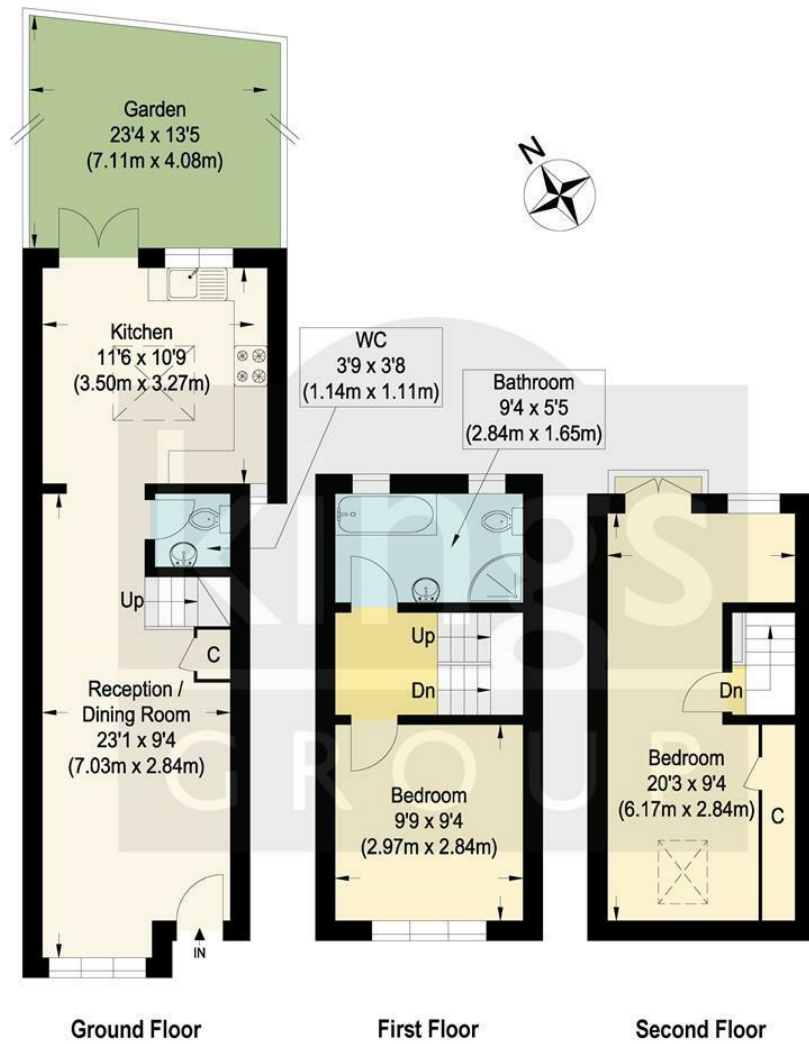
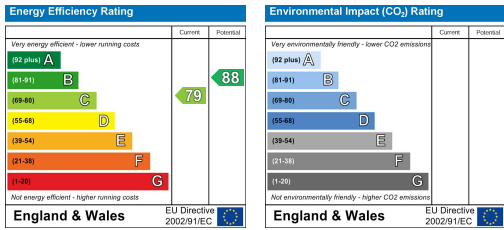




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### Woodlands Road

Approximate Gross Internal Floor Area : 67.60 sq m / 727.64 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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