



Amersham Avenue, N18 1DT  
London









## Amersham Avenue, N18 1DT

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Recently Refurbished
- Two Reception Rooms
- Conservatory
- First Floor Bathroom
- 46ft South Facing Rear Garden
- Borders Of Tottenham N17
- Chain Free
- Council Tax Band C

£450,000



KINGS are pleased to present this RECENTLY REFURBISHED Three Bedroom End Of Terrace House available with NO ONWARD CHAIN. The bay fronted family home offers a spacious layout with the ground floor featuring TWO RECEPTION ROOMS, a bright fitted kitchen leading through to a CONSERVATORY and a 46FT SOUTH FACING REAR GARDEN.

Upstairs, there are three bedrooms and a family bathroom, offering comfortable accommodation for a growing family. Further benefits include gas central heating, double glazing, a gated shared drive, SIDE ACCESS and a store shed/garage in the garden.

Situated in Upper Edmonton on the borders of Tottenham N17, the location is convenient with local shops, schools, and parks nearby, plus good transport links including Silver Street and White Hart Lane stations for easy access to central London. With ongoing investment and regeneration in the surrounding area, this is a great opportunity for homebuyers or investors.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

RECEPTION ROOM 15'8 x 12'8 (4.78m x 3.86m)

DINING ROOM 10'1 x 9'9 (3.07m x 2.97m)

KITCHEN 9'2 x 8'1 (2.79m x 2.46m)

CONSERVATORY 8'7 x 6'6 (2.62m x 1.98m)

#### FIRST FLOOR LANDING

BEDROOM ONE 12'8 x 10'9 (3.86m x 3.28m)

BEDROOM TWO 10'1 x 7'1 (3.07m x 2.16m)

BEDROOM THREE 12'5 x 4'6 (3.78m x 1.37m)

BATHROOM 9'7 x 5'5 (2.92m x 1.65m)

GARDEN 46'2 x 18'3 (14.07m x 5.56m)







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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs | Current   | Potential               |
| (92 plus) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (29-38) <b>F</b>                            | <b>66</b> |                         |
| (1-28) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (29-38) <b>F</b>                                                |         |                         |
| (1-28) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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Approximate Gross Internal Floor Area : 86.0 sq m / 925.69 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

