



Morley Avenue, N18 2QT  
London







King  
GROUP



## Morley Avenue, N18 2QT

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Bay Fronted 1930's Build
- Off Street Parking & Garage With Rear Access
- 25ft Through Lounge
- Extended L-Shaped Kitchen/Diner
- First Floor Bathroom
- 44ft South Facing Rear Garden
- Chain Free
- Council Tax Band D

Offers Over £450,000





KINGS are pleased to present this EXTENDED Three Bedroom Terraced House with OFF STREET PARKING and available CHAIN FREE. This bay fronted 1930's style property features an entrance porch, a spacious 25FT THROUGH LOUNGE with real wood flooring providing living and dining areas, and an L-SHAPED KITCHEN/DINER with access to the 44FT SOUTH FACING GARDEN.

On the first floor there are two well proportioned double bedrooms and a good sized single, along with a family bathroom. Further benefits include a DETACHED GARAGE WITH REAR ACCESS, double glazing, gas central heating and potential to improve and extend (stp).

Perfectly located just off Fore Street, the freehold house is WITHIN WALKING DISTANCE of Silver Street Train Station, providing direct links to central London making it a great choice for commuters. The surrounding area offers a mix of amenities and convenience with a variety of local shops, schools, bus routes and parks nearby such as Jubilee Park. The vibrant Edmonton Green Shopping Centre and leisure facilities are also just a short distance away, ensuring all essentials are within easy reach.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

RECEPTION / DINING ROOM 25'8 x 11'2 (7.82m x 3.40m)

KITCHEN / DINING ROOM 16'9 x 16'4 (5.11m x 4.98m)

#### FIRST FLOOR LANDING

BEDROOM ONE 13'7 x 10'9 (4.14m x 3.28m)

BEDROOM TWO 11'8 x 10'9 (3.56m x 3.28m)

BEDROOM THREE 7'5 x 6'2 (2.26m x 1.88m)

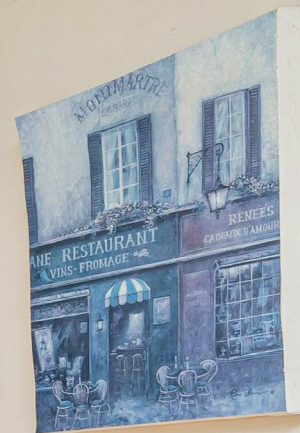
BATHROOM 7'4 x 6'7 (2.24m x 2.01m)

GARDEN 44'2 (13.46m)

GARAGE 18'1 x 11'2 (5.51m x 3.40m)







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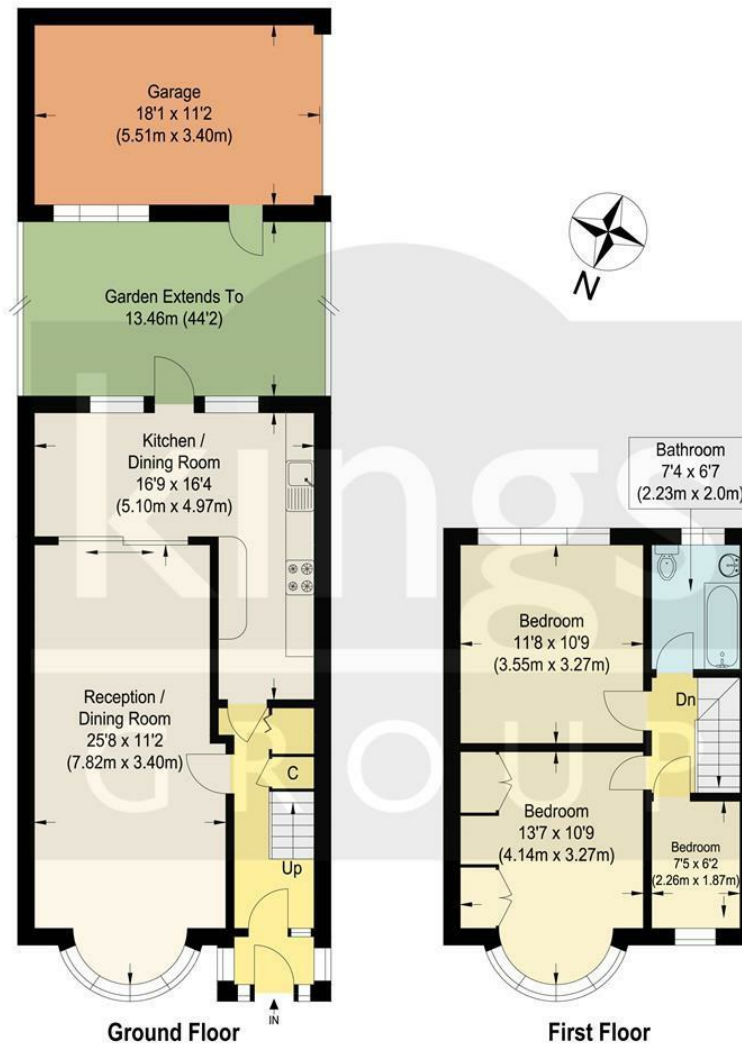
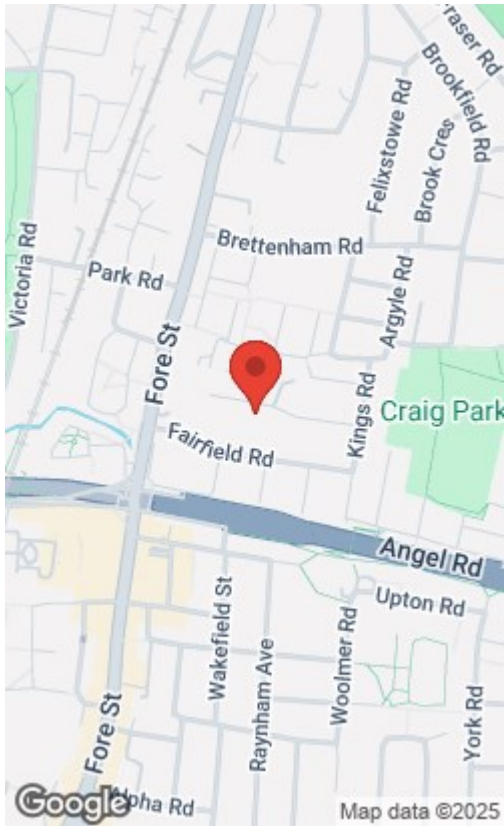
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <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		



## Morley Avenue

Approximate Gross Internal Floor Area : 84.10 sq m / 905.24 sq ft

(Excluding Garage)

Garage Area : 18.70 sq m / 201.28 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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