



Lynford Terrace, N9 9LD
London





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GROUP

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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Spacious Bay Fronted 1930's Build
- Well Presented Throughout
- Two Reception Rooms
- First Floor Bathroom & Downstairs WC
- 105ft Garden With Rear Access
- Off Street Parking
- Chain Free
- Council Tax Band D

£525,000



KINGS are pleased to present a beautifully presented Three Bedroom Terraced House with REAR ACCESS and OFF STREET PARKING, available with NO ONWARD CHAIN. This character filled 1930's bay fronted family home offers generous living space, a well balanced layout, and exciting potential to extend to the rear or into the loft (stp).

This charming property beautifully combines period character with thoughtful modern touches, including a decorative fireplace surround, fitted wardrobes in both double bedrooms and gas central heating.

On the ground floor, features include a welcoming entrance hall, TWO SPACIOUS RECEPTION ROOMS, a separate fitted kitchen, and a handy DOWNSTAIRS WC while the first floor comprises three generous bedrooms and a family bathroom.

Outside, there is a well maintained 105FT REAR GARDEN with gated access for substantial parking to the rear - Further adding to the property's appeal and offers comfort, convenience, and a peaceful setting in a very desirable residential neighbourhood.

There are a range of green open spaces nearby, including Bury Lodge Gardens, Bury Lodge Wetlands, King George's Field, and Churchfields. A useful parade of shops, moments away, adds to the convenience, with Enfield Town Centre and Chase Farm Hospital also easily accessible. There are also several high performing schools in the area including Edmonton County Schools, Raglan School and Latymer School.

Commuters benefit from excellent transport links, with the overground at nearby Bush Hill Park Station or Edmonton Green Station providing direct services to Liverpool Street. For London underground tube services into Central London, Seven Sisters is a short ride on either Overground station. Road users can enjoy quick connections to the A10, A406 North Circular, and M25, ensuring easy travel across London and beyond.

Bush Hill Park Council Ward
Council Tax Band: D
Construction Type: Standard (Brick, Tile)
Flood Risk: Rivers & Seas – Very Low, Surface Water – Very Low

ENTRANCE HALL

RECEPTION ROOM 15'1" x 12'11" (4.60 x 3.94)

DINING ROOM 13'9" x 11'2" (4.20 x 3.41)

KITCHEN 8'0" x 7'2" (2.45m x 2.20)

W/C 7'0" x 2'3" (2.15 x 0.70)

BATHROOM 8'1" x 6'8" (2.47 x 2.05)

FIRST FLOOR LANDING

BEDROOM ONE 15'5" x 11'4" (4.70 x 3.47)

BEDROOM TWO 14'3" x 11'4" (4.35 x 3.47)

BEDROOM THREE 7'6" x 6'10" (2.30 x 2.10)

GARDEN 104'11" x 19'8" (32.00 x 6.00)

OFF STREET PARKING

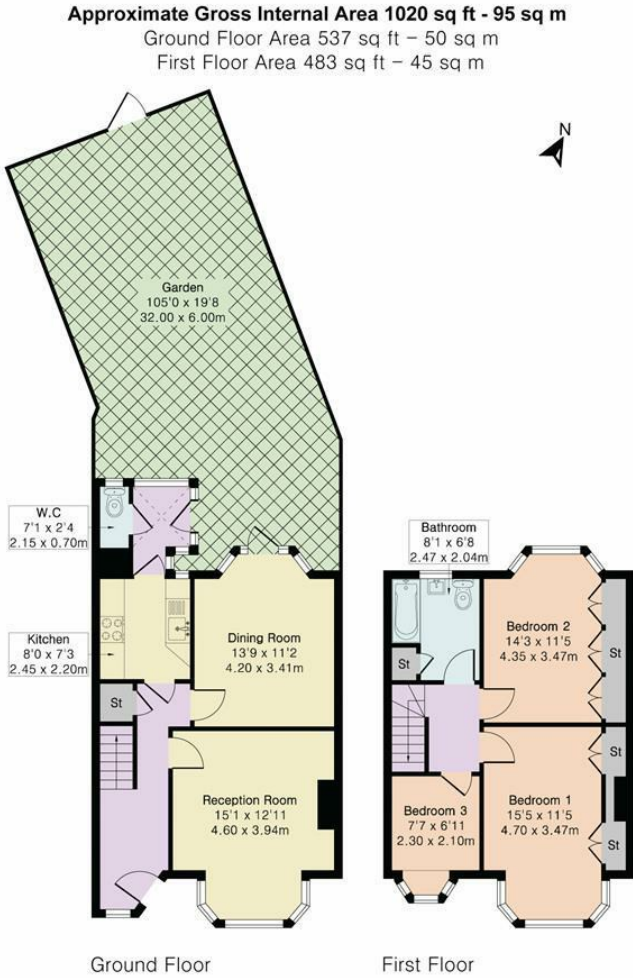
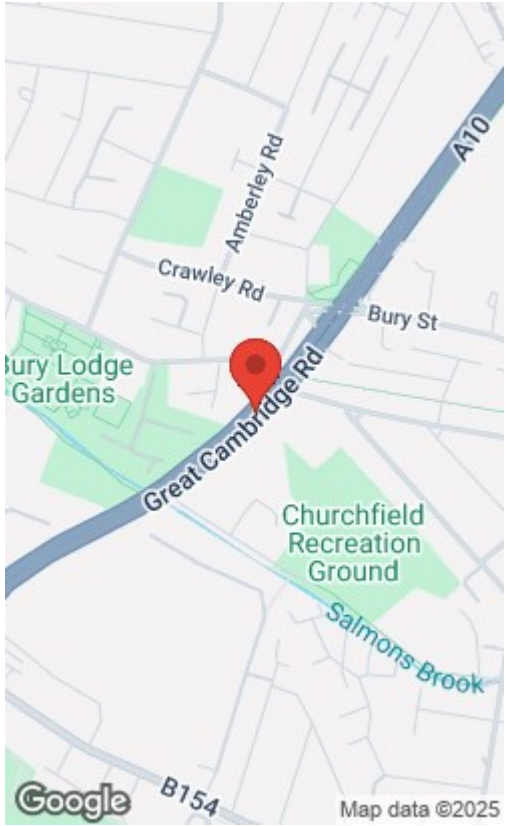








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

