



Rays Road, N18 2NX
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House With Loft Room
- 1900's Build
- 24ft Through Lounge
- 15ft Separate Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Double Gazing & Gas Central Heating
- Walking Distance To Meridian Water Train Station
- Chain Free
- Council Tax Band C

Offers Over £440,000



KINGS are pleased to present this SPACIOUS Three Bedroom Terraced House with a LOFT ROOM. The CHAIN FREE 1900's built home opens into a 24FT THROUGH LOUNGE with both living and dining areas, a 15ft separate kitchen and GROUND FLOOR SHOWER ROOM.

On the first floor, there is a convenient MODERN BATHROOM, three good sized bedrooms, and a staircase leading to a versatile loft room with eaves storage space. Further features include a a paved REAR GARDEN, gas central heating, double glazing.

Being situated just East of Fore Street there are local shops and restaurants within easy reach along with good access to the A406 North Circular Road. It is also close by to the MAJOR REGENERATION project Meridian Water taking place in and around Meridian Way/Angel Road, offering a wealth of new infrastructure and amenities including the soon to be MERIDIAN WATER TRAIN STATION.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

RECPETION / DINING ROOM 24'8 x 11'2 (7.52m x 3.40m)

KITCHEN 15'2 x 8'3 (4.62m x 2.51m)

SHOWER ROOM 8'5 x 6'9 (2.57m x 2.06m)

FIRST FLOOR LANDING

BEDROOM ONE 14'6 x 10'9 (4.42m x 3.28m)

BEDROOM TWO 11'9 x 9'3 (3.58m x 2.82m)

BEDROOM THREE 8'9 x 8'4 (2.67m x 2.54m)

BATHROOM 7'1 x 5'6 (2.16m x 1.68m)

STAIRS LEADING TO

LOFT ROOM 13'5 x 9'6 (4.09m x 2.90m)

GARDEN 15'2 x 12'3 (4.62m x 3.73m)





Living
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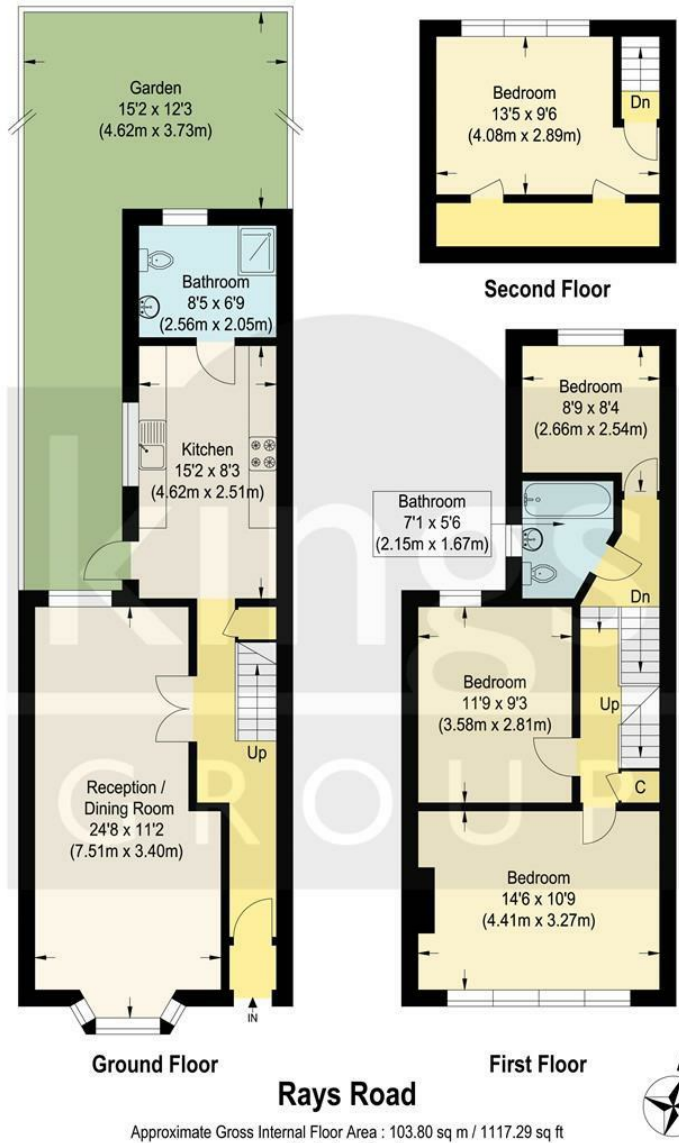
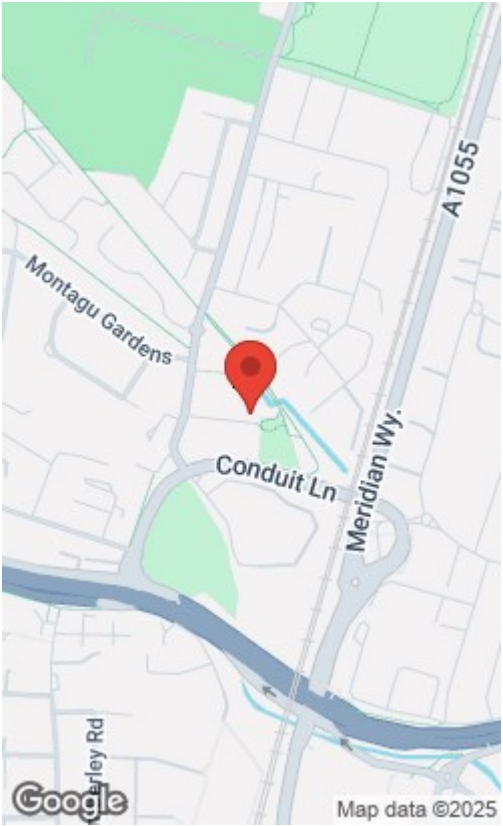


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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Approximate Gross Internal Floor Area : 103.80 sq m / 1117.29 sq ft
(Excluding Eaves)
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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