



Pentyre Avenue, N18 1BL
London





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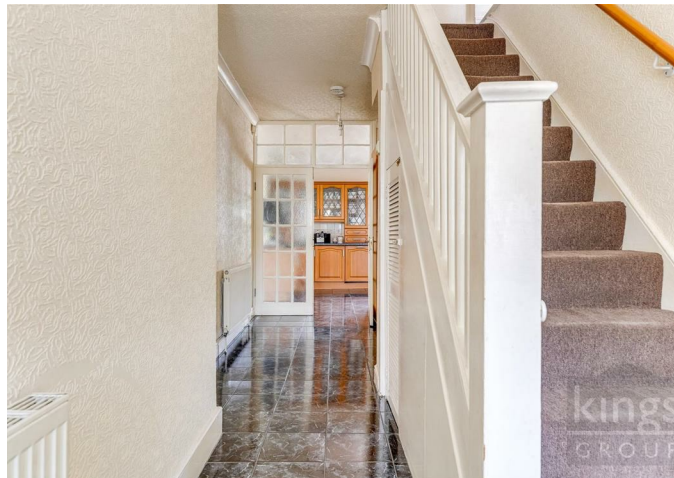
Pentyre Avenue, N18 1BL

KINGS are pleased to present this SUBSTANTIALLY EXTENDED SIX BEDROOM Semi Detached House with a DRIVEWAY and INTEGRAL GARAGE. This CHAIN FREE 1930's style family home is well presented throughout, featuring an entrance porch leading to a welcoming hallway, a spacious 23ft through lounge, a 26FT WIDE KITCHEN/DINER, and a total of THREE BATHROOMS across three floors one of which is an ENSUITE to the loft bedroom. Further benefits include double glazing, gas central heating, fitted storage to bedrooms and a paved rear garden.

Located in a SOUGHT AFTER residential turning of Upper Edmonton with effortless transport links such as easy access to the A10 and A406 North Circular roads, and Silver Street train station being close by means it is well connected to the city. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL, local shops, restaurants and amenities. In our opinion this makes an ideal family home or a sound investment.

Council Tax Band E

£700,000



- Kings Are Pleased To Present This
- Substantially Extended 1930's Style Property
- 26ft Wide Kitchen/Diner
- Three Bathrooms Across Three Floors
- Chain Free

FRONT DOOR LEADING TO:

PORCH

ENTRANCE HALLWAY

With tiled flooring, under stairs storage cupboard, stairs leading to first floor,

RECEPTION ROOM 23'6" x 12'0" (7.16m x 3.66m)

With double glazed bay window to front aspect, textured ceiling, carpeted flooring, radiator, power points, sliding door leading to kitchen/diner

KITCHEN / DINER 26'2" x 11'8" (7.98m x 3.56m)

With double glazed window to rear aspect, tiled flooring, tiled splash back walls, integrated cooker with gas hob, integrated oven, drainer unit sink with mixer tap, spotlights, wall and base units with roll top work surfaces, space for fridge freezer, hood extractor fan, door leading to garden

SHOWER ROOM 7'8" x 5'5" (2.34m x 1.65m)

With double glazed window to side aspect, shower cubicle, pedestal wash basin with mixer tap. fully tiled, low level WC

FIRST FLOOR LANDING

With storage cupboards, stairs leading to second floor

BEDROOM ONE 11'7" x 11'2" (3.53m x 3.40m)

With double glazed bay window to front aspect, built in wardrobes, carpeted flooring, radiator, textured ceiling, power points

BEDROOM TWO 11'7" x 11'2" (3.53m x 3.40m)

With double glazed bay window to rear aspect, built in wardrobes, carpeted flooring, radiator, textured ceiling, power points

• Six Bedroom Semi Detached House

- Driveway & Integral Garage
- 23ft Through Lounge
- Sought After N18 Location
- Council Tax Band E

BEDROOM THREE 15'7" x 8'4" (4.75m x 2.54m)

With double glazed window to rear aspect, built in wardrobes, carpeted flooring, radiator, textured ceiling, power points

BEDROOM FOUR 11'7" x 11'2" (3.53m x 3.40m)

With double glazed window to front aspect, built in wardrobes, carpeted flooring, radiator, textured ceiling, power points

BEDROOM FIVE 8'0" x 6'8" (2.44m x 2.03m)

With double glazed window to front aspect, carpeted flooring, radiator, textured ceiling, power points

BATHROOM 6'8" x 6'4" (2.03m x 1.93m)

With double glazed opaque window to rear aspect, wash basin with mixer tap and vanity unit under, fully tiled, low level WC

SECOND FLOOR LANDING

BEDROOM SIX 18'2" x 14'7" (5.54m x 4.45m)

With velux windows, built in wardrobes, carpeted flooring, power points

ENSUITE 7'3" x 4'4" (2.21m x 1.32m)

With shower cubicle, wash basin. fully tiled, low level WC

INTEGRAL GARAGE 21'6" x 7'8" (6.55m x 2.34m)

With storage cupboard

GARDEN 20'0 (6.10m)

Extends approximately 20ft, with brick wall, fully paved, plant and shrub borders





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-34) E	
(21-38) F		(11-33) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Pentyre Avenue

Approximate Gross Internal Floor Area : 171.40 sq m / 1844.93 sq ft (Excluding Garage)
 Garage Area : 15.30 sq m / 164.68 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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