



Lion Road, N9 9DW
London





King
GROU

Lion Road, N9 9DW

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Bay Fronted 1930's Build
- 25ft Through Lounge
- Modern Kitchen & First Floor Bathroom
- Double Glazing & Gas Central Heating
- 38ft Paved Rear Garden
- Potential To Extend (stp)
- Walking Distance To Edmonton Green Train Station
- Council Tax Band D

£440,000



KINGS are pleased to present this charming Three Bedroom Terraced House on the doorstep of Edmonton Green. This very well kept bay fronted 1930's style family home features an entrance porch, a spacious 25FT THROUGH LOUNGE, leading to a 38ft paved rear garden, a modern kitchen and FIRST FLOOR BATHROOM. Further benefits include double glazing and gas central heating.

Its prime location just moments from Church Street, places you WITHIN WALKING DISTANCE of Edmonton Green train station, bus terminal, and shopping centre, making daily commutes and errands effortlessly convenient. This property presents a fantastic opportunity for families seeking a well connected residence, ready to move into and with the potential to extend (stp).

Council Tax Band D

Construction Type - Standard

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

PORCH

ENTRANCE HALL

THROUGH LOUNGE 25'10 x 10'7 (into bay) (7.87m x 3.23m (into bay))

KITCHEN 8'10 x 6'4 (2.69m x 1.93m)

FIRST FLOOR LANDING

BEDROOM ONE 11'0 x 12'10 (into bay) (3.35m x 3.91m (into bay))

BEDROOM TWO 11'6 x 10'4 (3.51m x 3.15m)

BEDROOM THREE 7'7 x 6'8 (2.31m x 2.03m)

BATHROOM 6'11 x 6'4 (2.11m x 1.93m)

GARDEN 38'0 approx (11.58m approx)





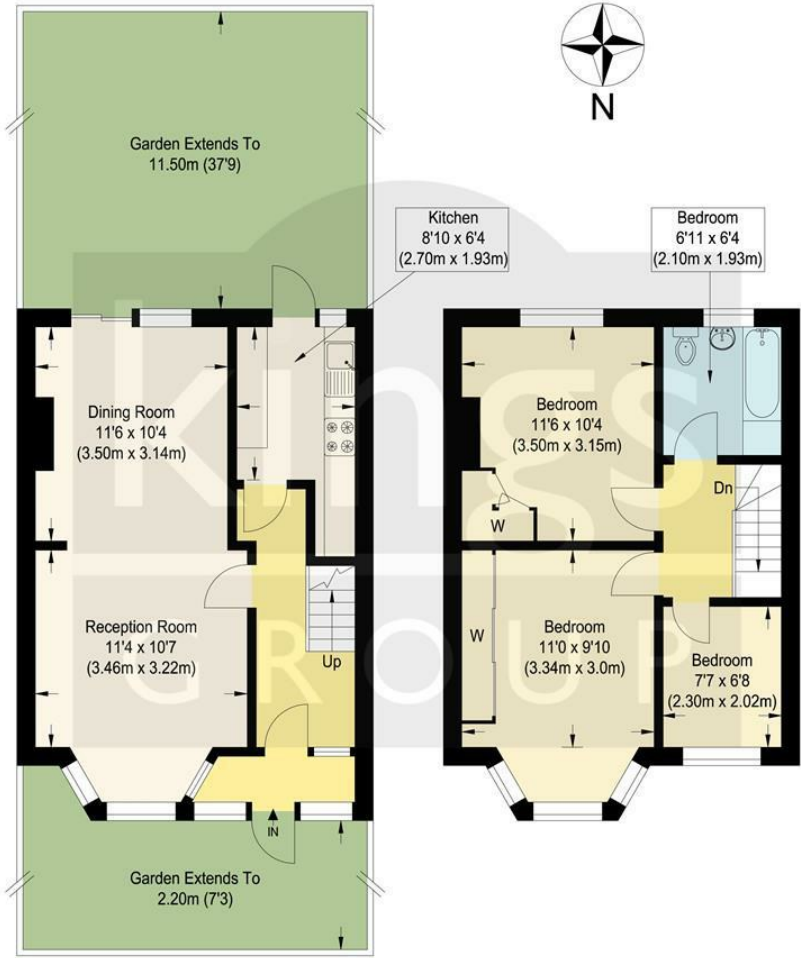
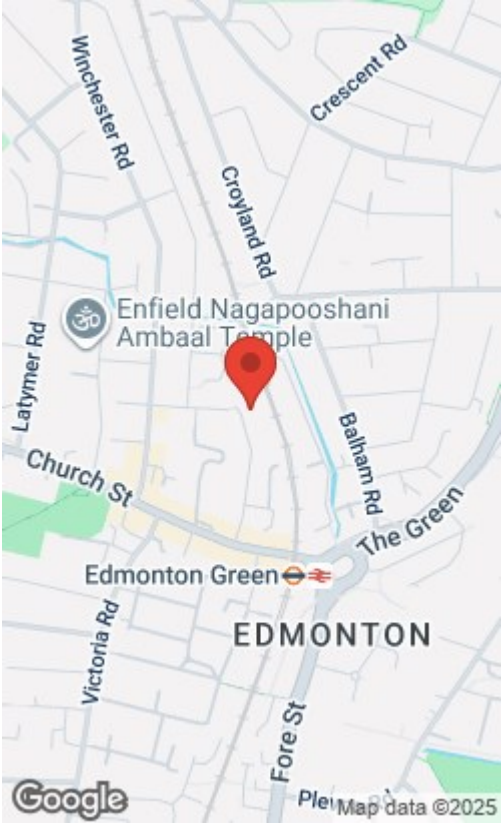
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



Ground Floor First Floor

Lion Road, N9

Approximate Gross Internal Floor Area : 77.30 sq m / 832.05 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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