

Selhurst Road, N9 9DB
Edmonton

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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Build
- Off Street Parking
- Two Reception Rooms
- First Floor Bathroom
- 38ft Garden With Rear Access
- Garage With Access Via Service Road
- Sought After Location
- Council Tax Band D

£500,000









KINGS are pleased to present this Three Bedroom Terraced House with OFF STREET PARKING in a sought after residential area off Westerham Avenue. This bay fronted 1930's built home features a welcoming entrance hallway, TWO RECEPTION ROOMS, a separate kitchen leading to a 38ft garden with a DETACHED GARAGE and REAR ACCESS via a gated service road.

On the first floor there is the two well proportioned double bedrooms and a single, along with the family bathroom. Further benefits include a BRAND NEW FITTED BOILER, double glazed windows, gas central heating and the POTENTIAL to increase the internal space via a rear extension or a loft conversion (stp).

The property is located on a well regarded turning in one of N9's most popular locations, ideally situated close to local shops, parks, and acclaimed schools including Latymer School and Hazelbury Primary School. Excellent transport links include easy road connections via the A10 and North Circular (A406) and direct rail access into central London via Silver Street train station.

Council Tax Band D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

ENTRANCE HALLWAY

RECEPTION ROOM 15'2 x 12'3 (4.62m x 3.73m)

DINING ROOM 12'1 x 10'6 (3.68m x 3.20m)

KITCHEN 11'6 x 7'2 (3.51m x 2.18m)

FIRST FLOOR LANDING

BEDROOM ONE 14'1 x 10'9 (4.29m x 3.28m)

BEDROOM TWO 12'3 x 11'0 (3.73m x 3.35m)

BEDROOM THREE 7'4 x 7'1 (2.24m x 2.16m)

BATHROOM 7'8 x 6'9 (2.34m x 2.06m)

GARDEN 38'3 x 19'3 (11.66m x 5.87m)

GARAGE 9'2 x 9'1 (2.79m x 2.77m)








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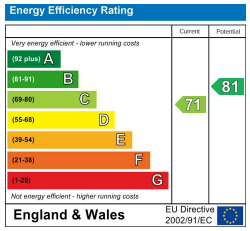

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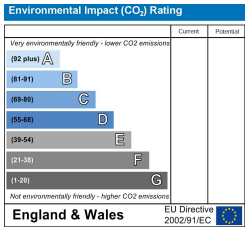


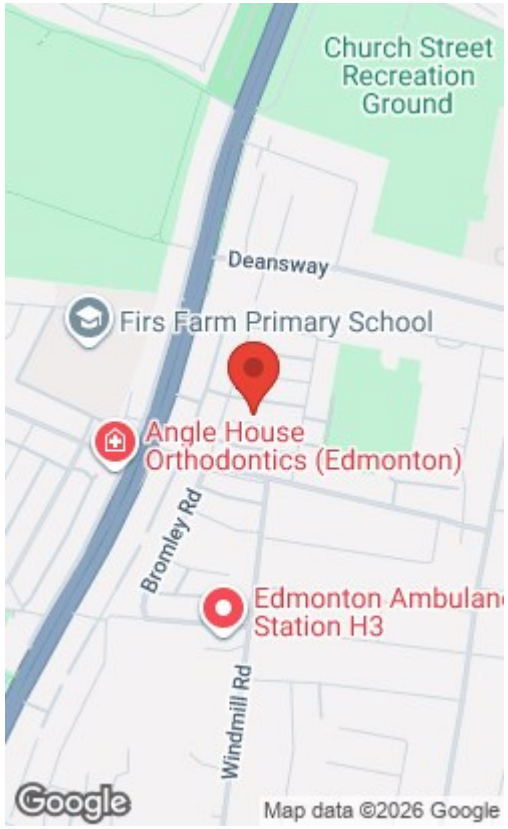


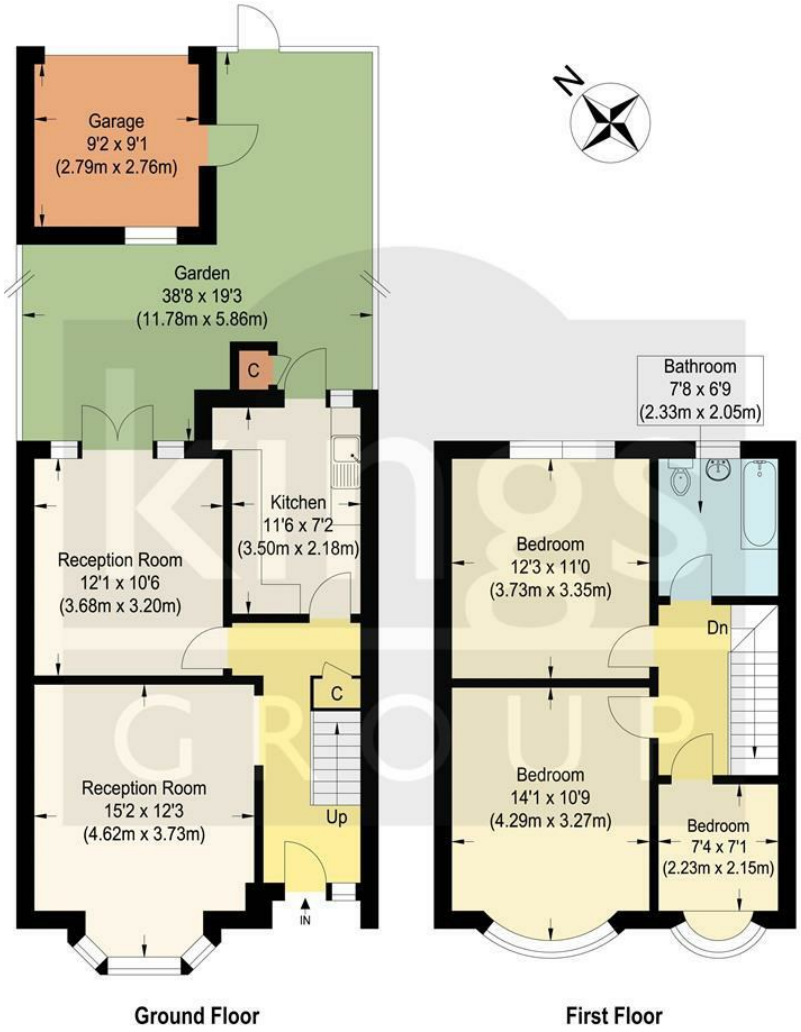












Selhurst Road

Approximate Gross Internal Floor Area : 89.30 sq m / 961.21 sq ft
(Excluding Garage)
Garage Area : 7.70 sq m / 82.88 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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