



Winton Close, N9 8ER  
Edmonton

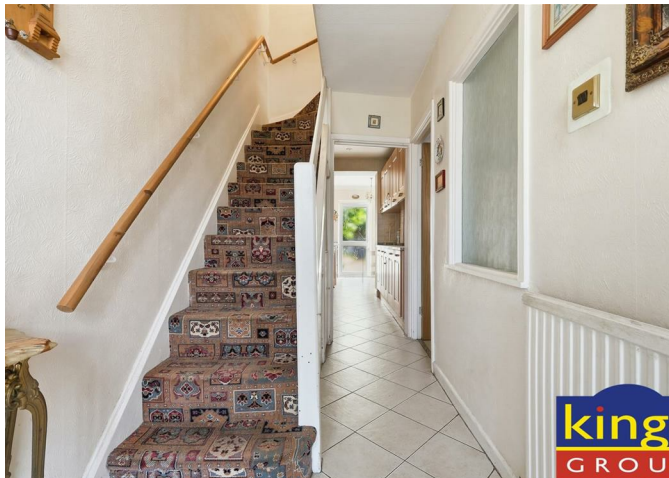




## Winton Close, N9 8ER

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Driveway To Front
- Detached Garage To Rear
- Spacious Through Lounge
- Extended L-Shaped Kitchen/Diner
- First Floor Bathroom
- 36ft Rear Garden
- Cul-De-Sac Location
- Chain Free

Offers In Excess Of £425,000



KINGS are pleased to present this EXTENDED Three Bedroom Terraced House, situated on a quiet CUL-DE-SAC turning with OFF STREET PARKING and a DETACHED REAR GARAGE. This 1930's style property is available CHAIN FREE and features an entrance porch, a SPACIOUS THROUGH LOUNGE, an L-SHAPED KITCHEN/DINER, and a first floor bathroom.

Outside there is a 36FT REAR GARDEN with mature fruit trees and a sheltered patio area, the versatile garage/outbuilding can be accessed through the garden as well as the residents service road behind. Further benefits include double glazing and gas central heating.

Ideally located within easy reach of Edmonton Green Shopping Centre and Edmonton Green train station, local schools and a range of amenities. Lea Valley Leisure Complex is close by for locals to enjoy. The A10 and A406 are also easily accessible, providing excellent transport links across London and beyond.

Council Tax Band C

EPC Rating D

Construction Type - Standard (Brick, Tile)

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

**PORCH**

**ENTRANCE HALL**

**THROUGH LOUNGE 21'0 x 11'4 (6.40m x 3.45m)**

**KITCHEN/DINER 15'5 x 15'10 (4.70m x 4.83m )**

**FIRST FLOOR LANDING**

**BEDROOM ONE 12'0 x 10'3 (3.66m x 3.12m)**

**BEDROOM TWO 10'7 x 10'10 (3.23m x 3.30m )**

**BEDROOM THREE 6'5 x 5'11 (1.96m x 1.80m)**

**BATHROOM 5'7 x 5'11 (1.70m x 1.80m)**

**GARDEN 36'10 x 16'6 (11.23m x 5.03m)**

**GARAGE 10'4 x 16'5 (3.15m x 5.00m)**

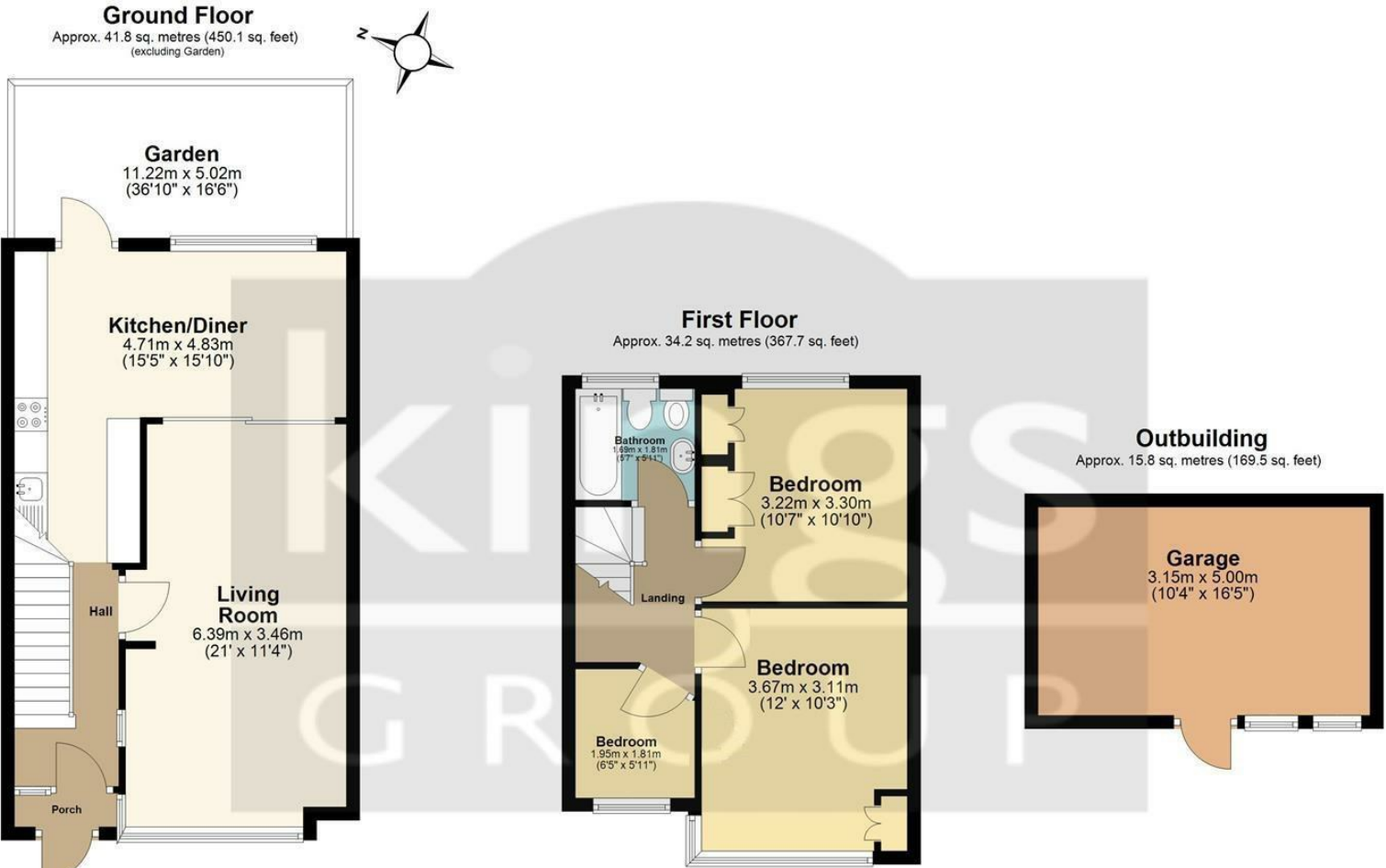
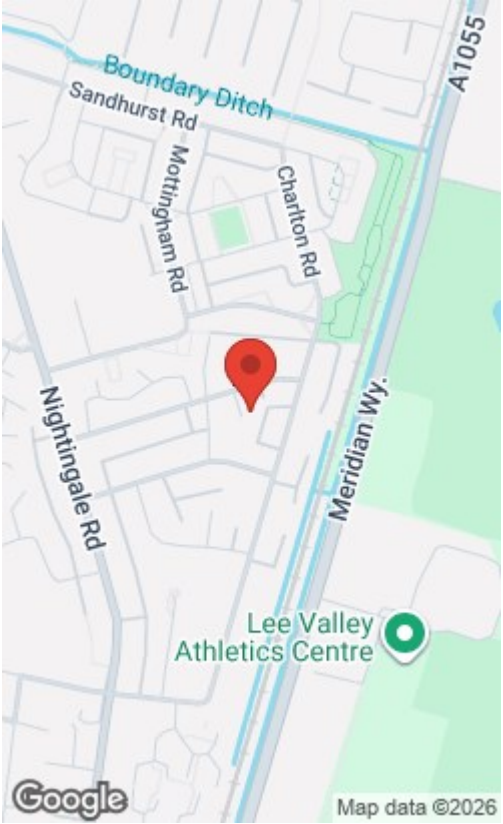








| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (29-54) <b>E</b>                            |         |           | (29-54) <b>E</b>                                                |         |           |
| (21-28) <b>F</b>                            |         |           | (21-28) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



Total area: approx. 91.7 sq. metres (987.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Winton Close**

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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