

Galliard Road, N9 7PB
Edmonton

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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached Bungalow
- Off Street Parking Via Renewed Driveway
- 25ft Tandem Garage To Side With Roof Windows
- Well Maintained Rear Garden Overlooking Parkland
- 24ft L-Shaped Lounge/Dining Room
- Spacious Fitted Kitchen
- Large Modern Bathroom
- Gas Central Heating & Double Glazing
- Sought After Location

Offers In Excess Of £480,000









KINGS are pleased to present this beautifully maintained Three Bedroom SEMI DETACHED BUNGALOW situated on the highly sought after Galliard Road, with OFF STREET PARKING via a renewed driveway and a 25FT TANDEM GARAGE to the side with roof windows.

This RARELY AVAILABLE property is presented in EXCELLENT CONDITION throughout offering spacious and versatile accommodation, comprising a welcoming porch and entrance hall, three well proportioned bedrooms with fitted storage, a large MODERN BATHROOM, a spacious fitted kitchen, and an impressive 24FT LOUNGE/DINING ROOM overlooking the rear garden.

Externally, the property benefits from a wide EAST FACING REAR GARDEN providing a peaceful setting backing onto the greenery of Jubilee Park, whilst the garage and generous driveway offer excellent parking and storage facilities. Further benefits include double glazing, gas central heating and scope for a purchaser to move straight in and enjoy.

Galliard Road is one of Lower Edmonton's most desirable turnings, lined with attractive bungalows and conveniently located close to local shops, schools and transport links. Jubilee Park is just moments away, whilst both Edmonton Green and Ponders End stations provide direct routes into Central London, making this an ideal home for families, downsizers and commuters alike.

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

PORCH

ENTRANCE HALL

BEDROOM ONE 13'1 x 9'10 (3.99m x 3.00m)

BEDROOM TWO 13'9 x 6'3 (4.19m x 1.91m)

BEDROOM THREE 12'2 x 5'7 (3.71m x 1.70m)

BATHROOM 6'3 x 9'10 (1.91m x 3.00m)

LOUNGE/DINING ROOM 24'9 x 19'4 (7.54m x 5.89m)

KITCHEN 10'2 x 19'9 (3.10m x 6.02m)

TANDEM GARAGE 25'3 x 7'10 (7.70m x 2.39m)

GARDEN 39'9 x 27'11 (12.12m x 8.51m)








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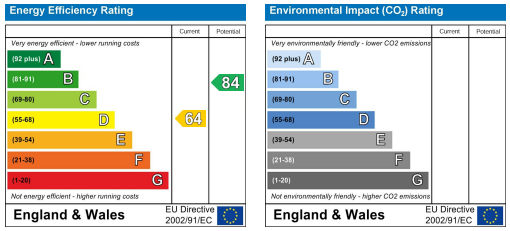

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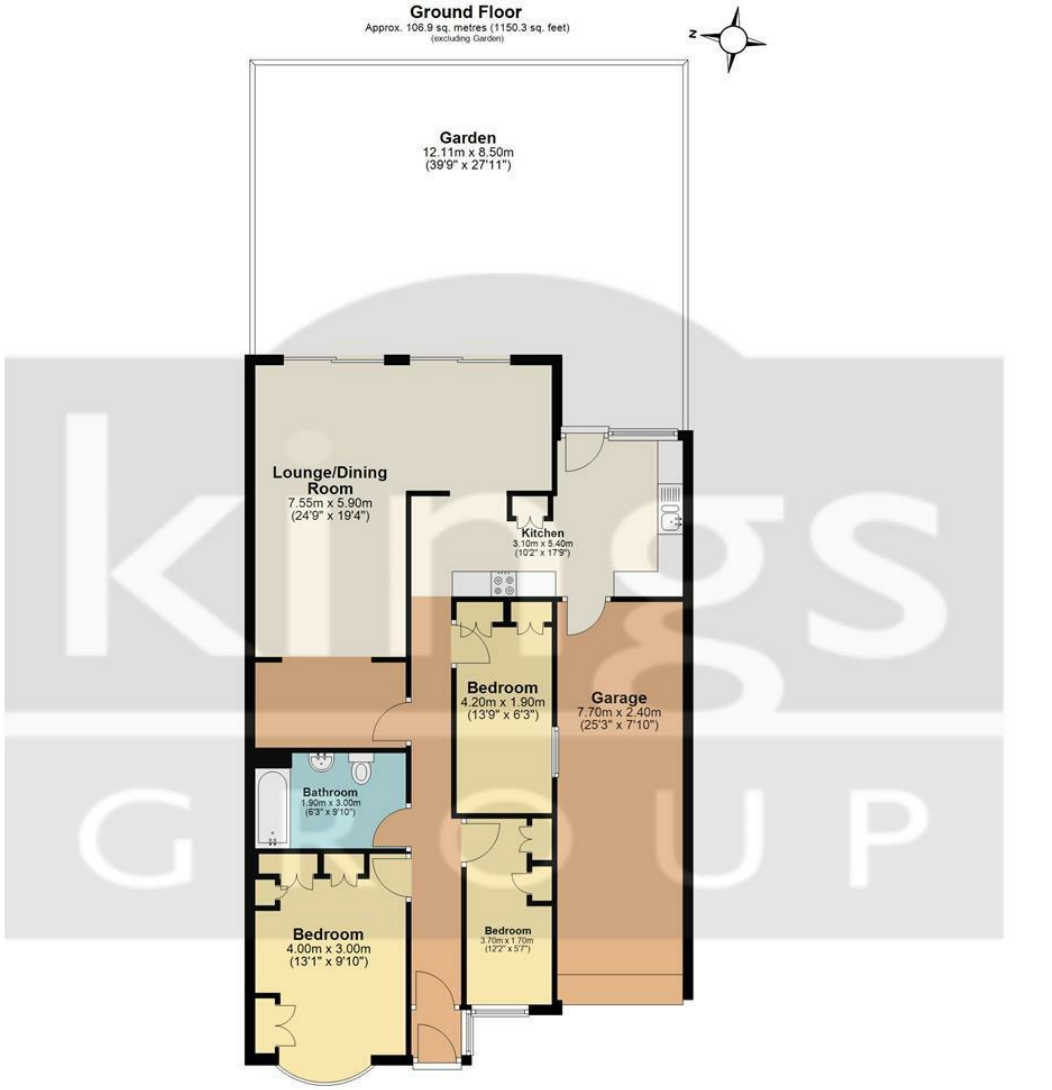












Total area: approx. 106.9 sq. metres (1150.3 sq. feet)

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, ommison 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.

Galliard Road

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