Ingleton Road, N18 2RU
London

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- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 15ft KitchenDiner
- First Floor Bathroom
- 36ft Rear Garden
- Gas Central Heating & Double Glazing
- Close To White Hart Lane Train Station
- Tottenham N17 Borders
- Chain Free
- Council Tax Band C

£375,000

KINGS are pleased to present this Two Bedroom Terraced House available on a CHAIN FREE basis, ideally situated in Upper Edmonton near the TOTTENHAM N17 BORDERS. This family home benefits from a spacious living room, a separate 15FT KITCHEN/DINER and a FIRST FLOOR BATHROOM. Further benefits include gas central heating, double glazing and a 36FT REAR GARDEN.

The property is conveniently located with Fore Street nearby, renowned for its diverse range of amenities, coffee shops and restaurants all WITHIN WALKING DISTANCE. Excellent transport connections are provided by White Hart Lane railway station and Meridian Water railway station, with easy access to the A406 North Circular also close by. Key amenities such as North Middlesex University Hospital and local schools are also conveniently nearby.

Notably, the property is located between two of North London's most significant redevelopment projects, being the transformation surrounding White Hart Lane and the ambitious ongoing Meridian Water development, promising new homes, business opportunities, leisure facilities and improved transport links. This is an excellent opportunity to secure a property in an area continuing to see strong growth and regeneration.

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

ENTRANCE HALL

LIVING ROOM 13'1 x 12'6 (3.99m x 3.81m)

KITCHEN/DINING ROOM 8'10 x 15'5 (2.69m x 4.70m)

FIRST FLOOR LANDING

BEDROOM ONE 10'10 x 12'10 (3.30m x 3.91m)

BEDROOM TWO 8'10 x 9'6 (2.69m x 2.90m)

BATHROOM 5'11 x 5'11 (1.80m x 1.80m)

GARDEN 36'1 x 15'4 (11.00m x 4.67m)

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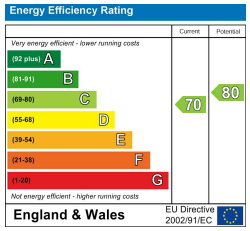
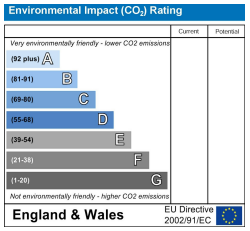
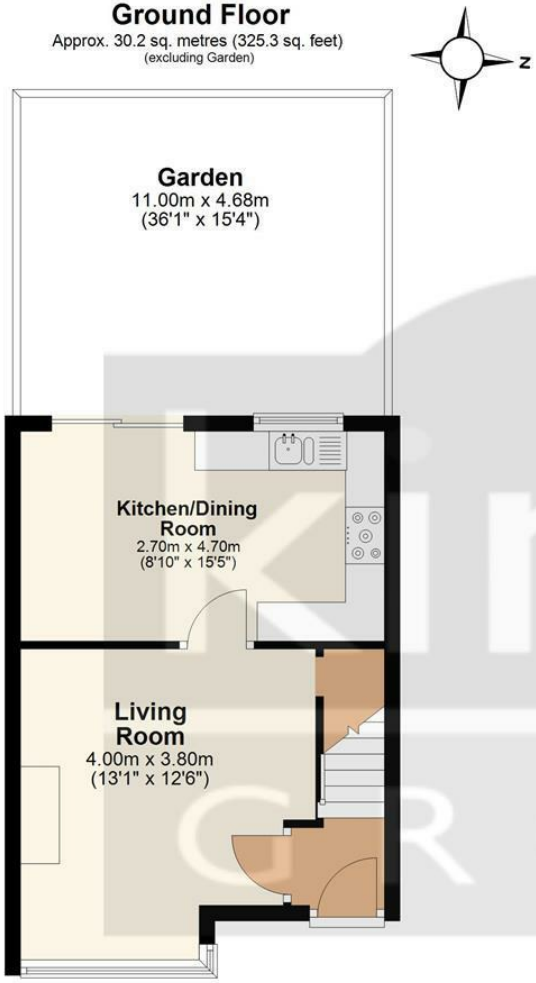




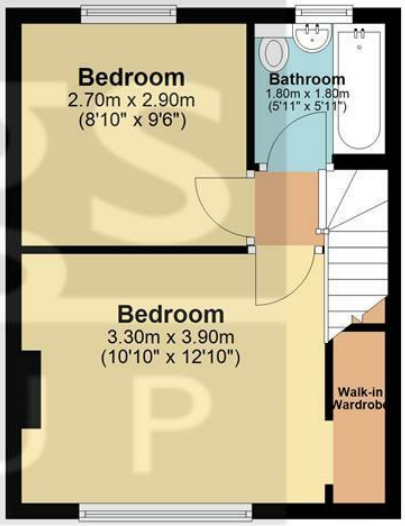
Ground Floor

Approx. 30.2 sq. metres (325.3 sq. feet)
(excluding Garden)



First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 59.2 sq. metres (637.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative 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.

Ingleton Road

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6 Church Street, Edmonton, London, N9 9DX
T: 02083500100
E:
www.kings-group.net