Northumberland Gardens, N9 9LN
Edmonton

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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Bay Fronted 1930's Build
- Off Street Parking
- 26ft Through Lounge & Kitchen/Diner
- First Floor Bathroom
- 40ft Garden With Rear Access
- Walking Distance To Edmonton Green Train Station
- Chain Free
- Council Tax Band D

£475,000

KINGS are pleased to present this Three Bedroom Terraced House with OFF STREET PARKING on a SOUGHT AFTER CUL-DE-SAC, within walking distance of Edmonton Green train station. This bay fronted 1930's built property is well presented throughout having been recently improved and enjoyed for many years, available now on the market CHAIN FREE.

Upon entering the original restored front double doors you are greeted by a welcoming entrance hall leading through to a bright and SPACIOUS 26FT THROUGH LOUNGE, a separate dining room and fitted kitchen. There are three good sized bedrooms and a FIRST FLOOR BATHROOM, whilst outside is a 40 FT GARDEN with rear access. Further benefits include gas central heating, double glazing, and the potential extend into the loft and to the rear (stp).

The property offers easy access to the A10 and A406 roads and is ideally situated close to Pymmes Park with local shops and popular schools close by. Edmonton Green shopping centre is also within easy reach. We feel that this is perfect for any family looking to make a house their home, in a central location with potential to grow further in size and value.

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

ENTRANCE HALL

THROUGH LOUNGE 26'8 x 12'4 (8.13m x 3.76m)

DINING ROOM 9'7 x 7'6 (2.92m x 2.29m)

KITCHEN 10'1 x 5'6 (3.07m x 1.68m)

FIRST FLOOR LANDING

BEDROOM ONE 14'9 x 11'7 (4.50m x 3.53m)

BEDROOM TWO 11'9 x 11'7 (3.58m x 3.53m)

BEDROOM THREE 8'3 x 6'2 (2.51m x 1.88m)

BATHROOM 7'4 x 6'2 (2.24m x 1.88m)

GARDEN 40'0 approx (12.19m approx)

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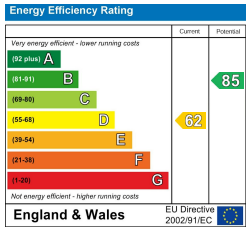

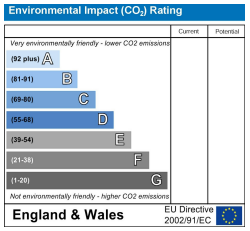

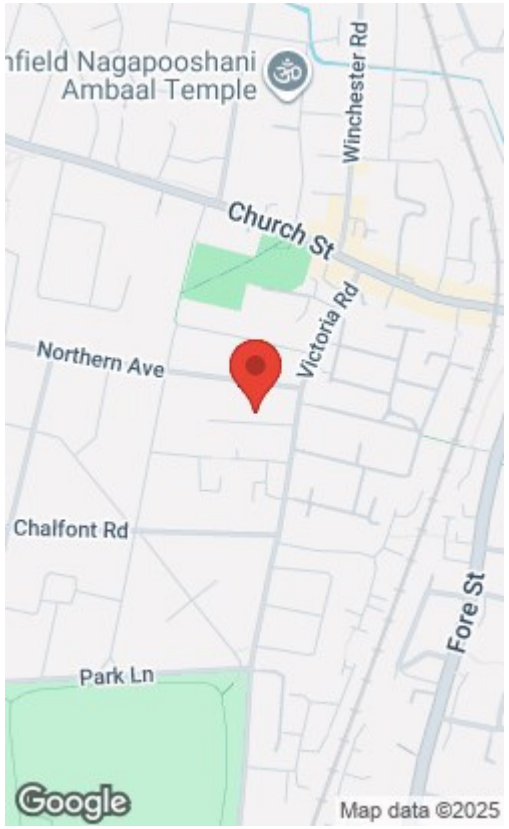

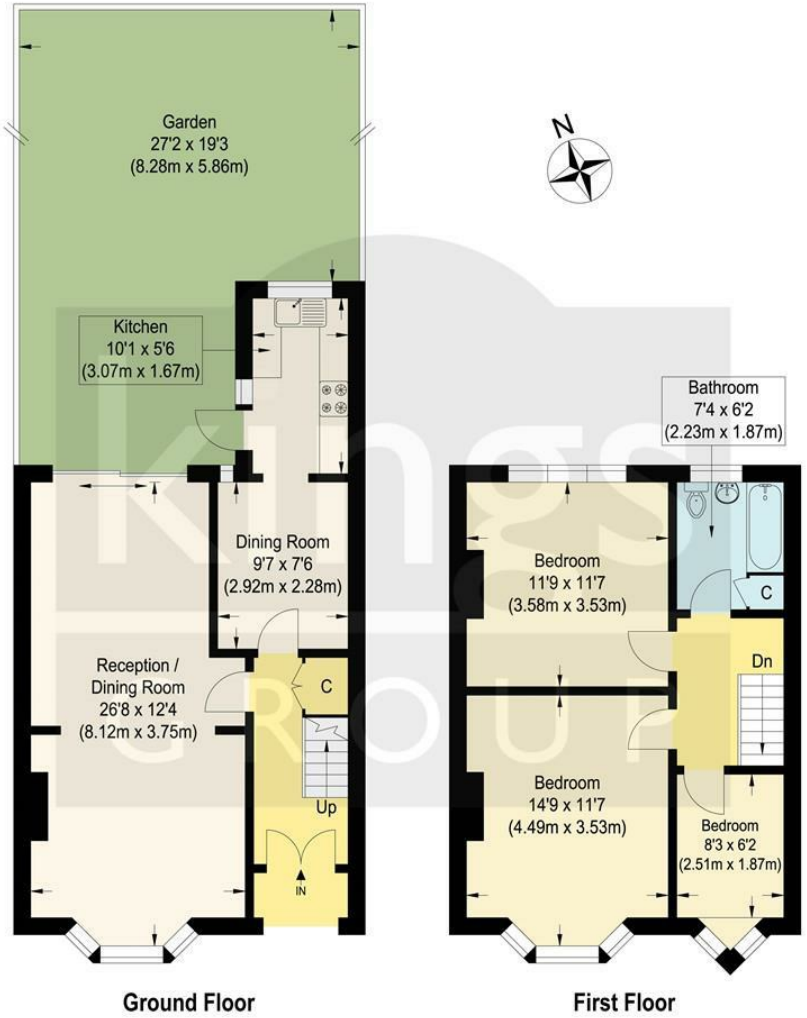

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Approximate Gross Internal Floor Area : 91.90 sq m / 989.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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