



Yale

Church Lane, N9 9PZ  
Edmonton

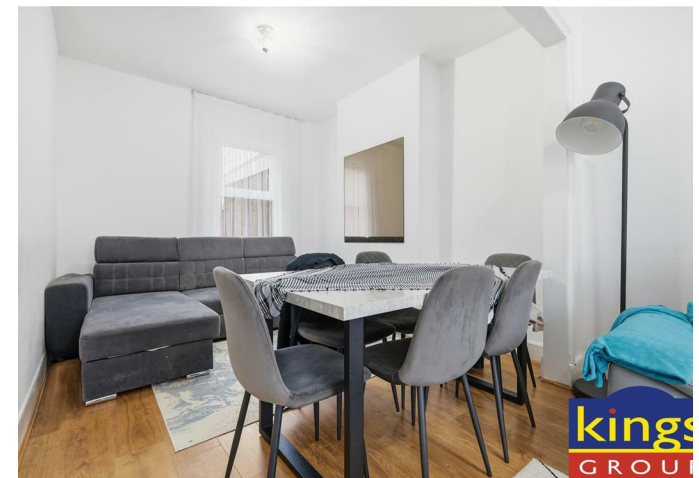
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## Church Lane, N9 9PZ

- Kings Are Pleased To Present This
- Three Double Bedroom Terraced House
- Extended Victorian Period Property
- Through Lounge & Separate Dining Room
- Modern Kitchen With Utility Area
- Modern Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- 45ft Garden With Rear Access
- Close To Edmonton Green Train Station
- Chain Free

Offers In Excess Of £450,000



KINGS are pleased to present this IMMACULATE Three Bedroom Victorian Terraced House situated on the sought after turning of Church Lane, available on the market CHAIN FREE. The bright and spacious period property features a 23FT THROUGH LOUNGE and a separate dining room, a MODERN kitchen and ground floor bathroom with a utility area, and a 45FT GARDEN WITH REAR ACCESS.

The property is located just off Church Street on a popular residential turning with schools and local shops close by, Edmonton Green train station and shopping centre are also within walking distance. With double glazing and gas central heating, alongside the modern decor, high ceilings and EXTENDED ground floor providing much needed extra living space, this property has something for everybody.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

THROUGH LOUNGE 24'8 x 11'5 (7.52m x 3.48m)

DINING ROOM 10'9 x 9'0 (3.28m x 2.74m)

KITCHEN 8'11 x 8'8 (2.72m x 2.64m)

UTILITY 8'4 x 3'1 (2.54m x 0.94m)

GROUND FLOOR BATHROOM 8'4 x 5'6 (2.54m x 1.68m)

#### FIRST FLOOR LANDING

BEDROOM ONE 14'10 x 10'11 (4.52m x 3.33m)

BEDROOM TWO 10'11 x 9'7 (3.33m x 2.92m)

BEDROOM THREE 10'9 x 8'9 (3.28m x 2.67m)

GARDEN









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 562 SQ. FT.  
(52.2 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ. FT.  
(37.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 966 SQ. FT. (89.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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