



Harington Terrace, N18 1JX
London





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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- 1930's Build
- 28ft Through Lounge
- Ground Floor Bathroom & Separate WC
- Detached Garage To Rear & Shared Driveway Access
- 47ft Rear Garden With Side Access
- Gas Central Heating & Double Glazing
- Potential To Extend (stp)
- Chain Free

£475,000



KINGS are pleased to present this SPACIOUS Three Bedroom Semi Detached Chalet Style House with a DETACHED GARAGE to the rear and SHARED DRIVEWAY access, available CHAIN FREE. Situated in the Upper Edmonton area bordering Palmers Green, this charming 1930's built family home offers generous living accommodation throughout and a versatile layout, presenting an excellent opportunity for families and buyers looking to create a long-term home.

The property features a bright and expansive 28FT THROUGH LOUNGE providing ample space for both living and dining, a fitted kitchen, a GROUND FLOOR BATHROOM with a separate WC, and a versatile ground floor bedroom that can easily be used as a home office, or guest room. To the first floor are two further well sized bedrooms, both benefiting from LARGE STORE ROOMS offering excellent storage solutions and scope for further enhancement. Additional benefits include gas central heating and double glazing.

Outside, the property enjoys a 47FT REAR GARDEN with SIDE ACCESS, ideal for outdoor entertaining or family enjoyment. To the rear, a detached garage is accessed via a shared driveway, providing secure storage and valuable off-street parking options. The property's semi-detached position further enhances its sense of space and offers excellent POTENTIAL TO EXTEND (stp).

The location is close to North Middlesex Hospital, high-performing local schools, and a variety of green spaces including Pymmes Park and Broomfield Park. Silver Street Overground Station is nearby connecting directly to Liverpool Street, and Palmers Green Station provides regular trains to Kings Cross and Moorgate. Road users have easy access to the A10 and A406 North Circular, ensuring smooth travel across London and beyond. Nearby Green Lanes and Edmonton Green offer shopping, dining, and leisure options to suit every lifestyle.

Council Tax Band E

EPC Rating D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

BATHROOM 7'3 x 4'7 (2.21m x 1.40m)

SEPARATE WC

BEDROOM 7'10 x 7'3 (2.39m x 2.21m)

THROUGH LOUNGE 28'10 x 13'1 (8.79m x 3.99m)

KITCHEN 10'2 x 8'2 (3.10m x 2.49m)

FIRST FLOOR LANDING

BEDROOM ONE 13'9 x 11'6 (4.19m x 3.51m)

BEDROOM TWO 14'1 x 10'2 (4.29m x 3.10m)

GARDEN 47'7 x 26'3 (14.50m x 8.00m)

GARAGE 17'5 x 10'6 (5.31m x 3.20m)



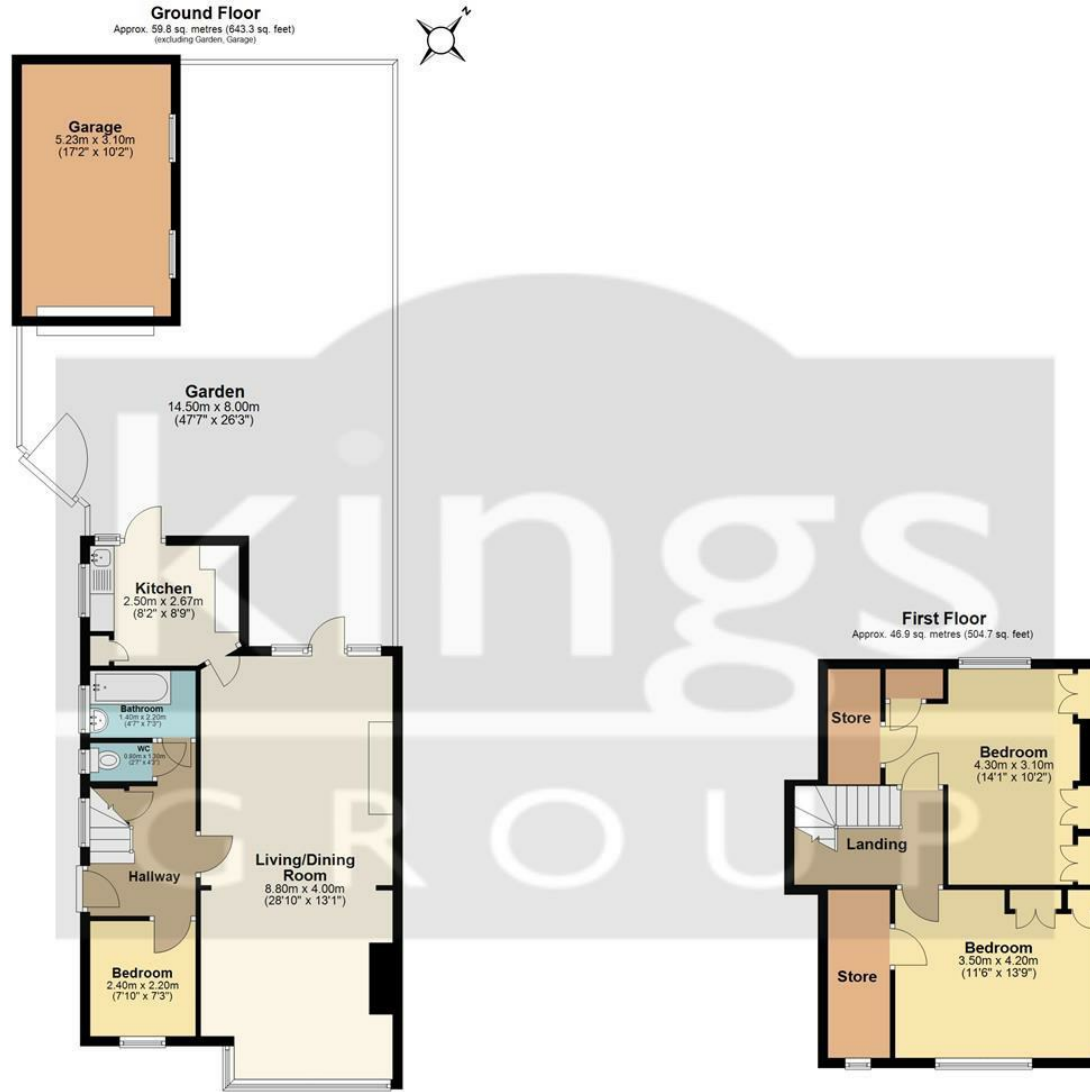
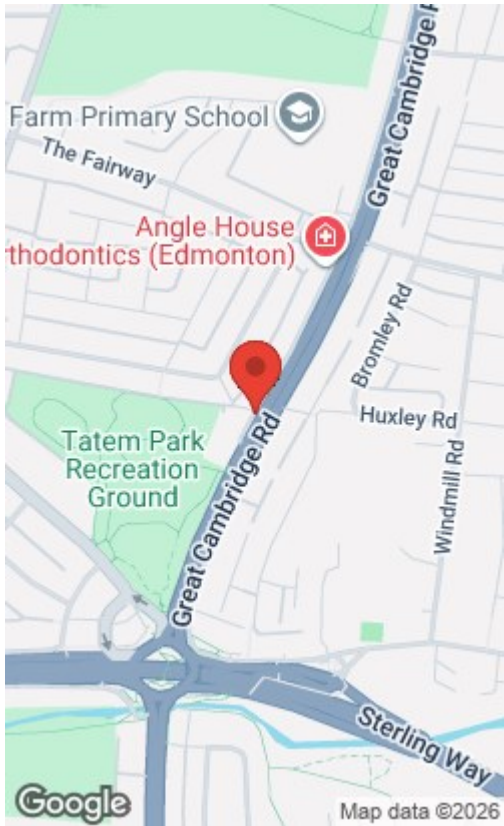




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 106.6 sq. metres (1148.0 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

Harrington Terrace

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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