Clifford Road, N9 8AU
London

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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Off Street Parking
- 22ft Through Lounge
- Spacious L-Shaped Kitchen/Diner
- Ground Floor Shower Room & Upstairs Bathroom
- Recently Refurbished
- 43ft Rear Garden With Outbuilding
- Cul-De-Sac Location Close To Amenities
- Chain Free

Offers Over £435,000

KINGS are pleased to present this RECENTLY REFURBISHED Three Bedroom Terraced House, situated on a quiet CUL-DE-SAC turning with OFF STREET PARKING and a detached outbuilding. This 1930's style family home is available CHAIN FREE and features a spacious 22FT THROUGH LOUNGE as well as a modern L-SHAPED KITCHEN/DINER.

With both a RECENTLY FITTED SHOWER ROOM on the ground floor and a FIRST FLOOR BATHROOM, the property offers practicality and convenience. Outside there is a 43FT REAR GARDEN with mature fruit trees, the versatile garage/outbuilding can be accessed through the garden and is ideal for a variety of uses. Further benefits include double glazing and gas central heating.

Ideally located within easy reach of Edmonton Green Shopping Centre and Edmonton Green train station, local schools, and a range of amenities along Hertford Road. Lea Valley Leisure Complex is close by for locals to enjoy. The A10 and A406 are also easily accessible, providing excellent transport links across London and beyond.

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

PORCH

ENTRANCE HALL

THROUGH LOUNGE 22'1 x 10'11 (6.73m x 3.33m)

KITCHEN/DINER 17'11 x 11'11 (5.46m x 3.63m)

SHOWER ROOM 7'5 x 4'0 (2.26m x 1.22m)

FIRST FLOOR LANDING

BEDROOM ONE 12'5 x 10'6 (3.78m x 3.20m)

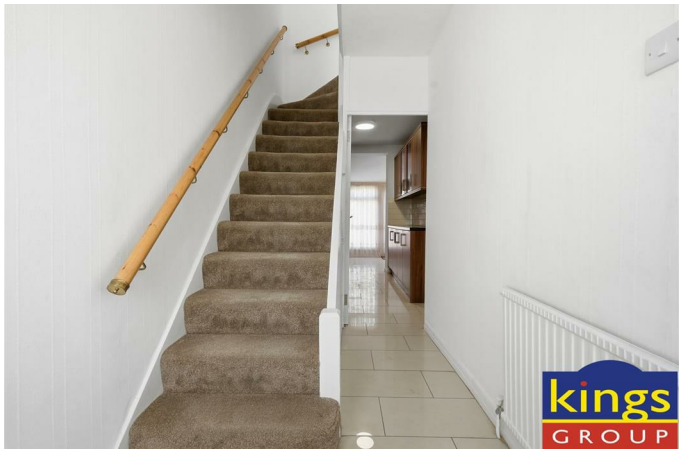
BEDROOM TWO 10'6 x 9'8 (3.20m x 2.95m)

BEDROOM THREE 7'1 x 6'4 (2.16m x 1.93m)

BATHROOM 5'9 x 5'8 (1.75m x 1.73m)

GARDEN 43'6 x 16'5 (13.26m x 5.00m)

OUTBUILDING 18'0 x 10'0 approx (5.49m x 3.05m approx)



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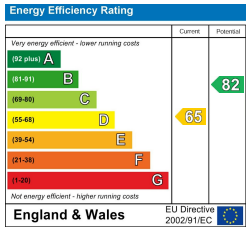

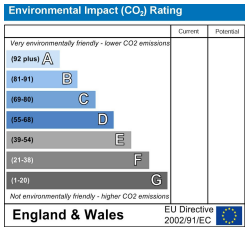

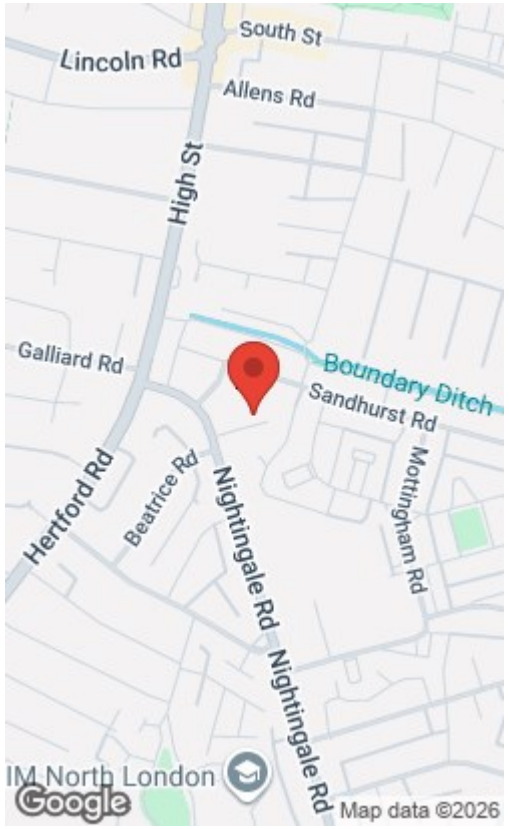

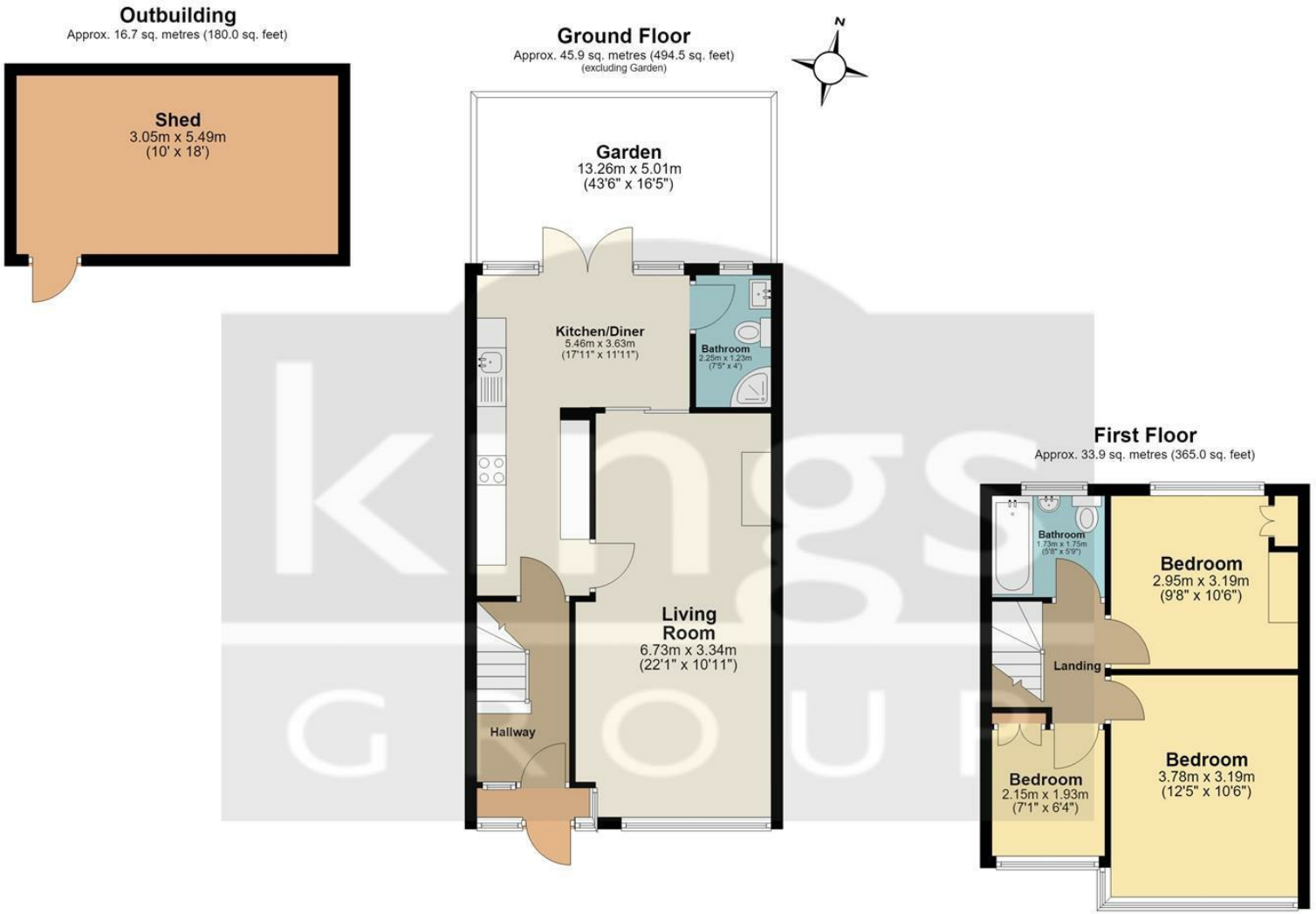

Total area: approx. 96.6 sq. metres (1039.5 sq. feet)

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.

Clifford Road

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