


Dysons Road, N18 2DL
London

kings
GROUP



# Dysons Road, N18 2DL

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Build
- 24ft Through Lounge
- Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- Rear Garden
- Close To Meridian Water Train Station
- Chain Free
- Council Tax Band C

## Offers Over £400,000










KINGS are pleased to present this Three Bedroom Terraced House located in Upper Edmonton, close to the borders of Tottenham N17 and within walking distance of MERIDIAN WATER train station. Offered CHAIN FREE, this Victorian period property boasts a spacious 24FT THROUGH LOUNGE, a good sized separate kitchen, a ground floor bathroom, and a rear garden. The home also benefits from double glazing and gas central heating throughout.

The vibrant Angel Edmonton area is renowned for its diverse range of amenities, including numerous coffee shops and restaurants. With excellent transport links, the A406, North Middlesex Hospital, and local schools are all within easy reach. The property is ideally positioned close to two of the largest redevelopment projects in North London: the ongoing improvements around White Hart Lane and the exciting Meridian Water project, which will bring new homes, businesses, leisure facilities, and enhanced Crossrail transport links.

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

**ENTRANCE HALL**

**THROUGH LOUNGE 24'0 x 10'6 (7.32m x 3.20m)**

**KITCHEN 12'8 x 8'9 (3.86m x 2.67m)**

**BATHROOM 7'3 x 6'5 (2.21m x 1.96m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 14'4 x 11'1 (4.37m x 3.38m)**

**BEDROOM TWO 11'9 x 8'7 (3.58m x 2.62m)**

**BEDROOM THREE 11'2 x 8'2 (3.40m x 2.49m)**

**GARDEN 17'0 x 14'0 (5.18m x 4.27m)**
















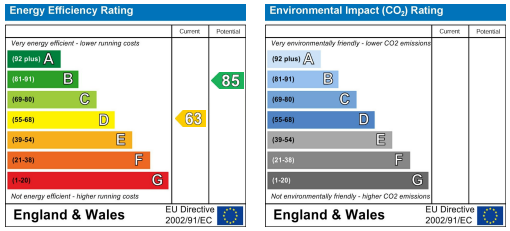





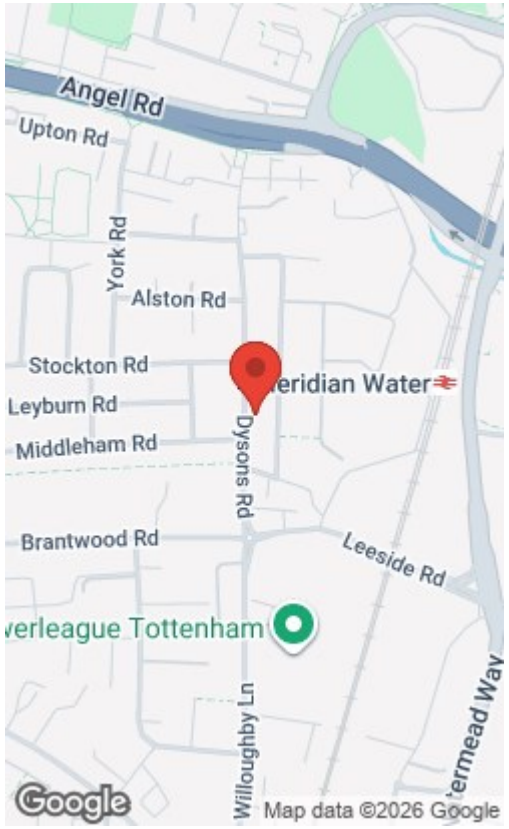


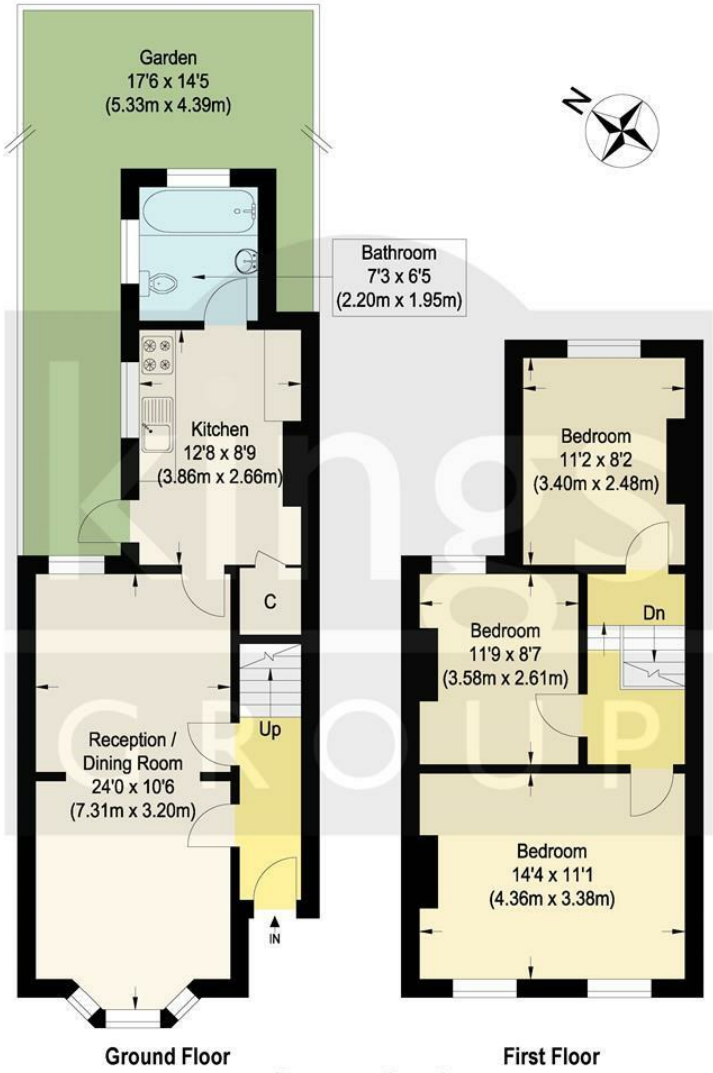


## Dysons Road

Approximate Gross Internal Floor Area : 82.0 sq m / 882.64 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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