



Victoria Road, N18 2UG
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Spacious Gable Fronted 1930's Build
- 27ft Through Lounge & Dining Room
- Extended L-Shaped Kitchen & Utility Area
- First Floor Bathroom
- 40ft Garden With Rear Access
- Large Detached Garage
- Overlooking Pymmes Park
- Chain Free

£525,000



KINGS are pleased to present this SPACIOUS THREE BEDROOM TERRACED FAMILY HOME with a LARGE DETACHED GARAGE to the rear, situated in a sought after residential location OVERLOOKING PYMMES PARK. This LARGER THAN AVERAGE gable fronted 1930's built property is available CHAIN FREE and offers generous living accommodation throughout, ideal for families looking for a well positioned home close to local amenities and transport links.

The ground floor features a welcoming entrance porch and hallway leading to a bright 27FT THROUGH LOUNGE AND DINING ROOM, creating an excellent space for both everyday living and entertaining. Also, an EXTENDED L-SHAPED KITCHEN AND UTILITY provides ample worktop and storage space with direct access to the garden.

Upstairs, the property offers THREE WELL PROPORTIONED BEDROOMS and a spacious family bathroom. Further benefits include double glazed windows and gas central heating for comfort and efficiency.

Externally, the property enjoys a low maintenance 40FT PAVED GARDEN with REAR ACCESS, and practical access directly to the garage. This versatile detached outbuilding provided much needed OFF STREETING PARKING and could be ideal for storage or a workshop. It also offers potential as an office, a home gym, or a variety of other uses (stp).

Conveniently positioned within easy reach of Silver Street train station, local schools, shops and the A10 and A406 road networks, the property combines space and potential with connectivity. In our opinion, this would make an excellent long term family home or investment opportunity.

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

PORCH	BEDROOM ONE 13'8" x 11'7" (4.17m x 3.53m)
ENTRANCE HALL	BEDROOM TWO 13'7" x 11'3" (4.14m x 3.43m)
LIVING ROOM 13'10" x 12'0" (4.22m x 3.66m))	BATHROOM 7'7 x 7'3 (2.31m x 2.21m)
DINING ROOM 13'5" x 10'8" (4.09m x 3.25m)	BEDROOM THREE 7'9 x 6'3 (2.36m x 1.91m)
L-SHAPED KITCHEN 21' x 18'2" (6.40m x 5.54m)	GARDEN 40'0 x 20'0 approx (12.19m x 6.10m approx)
FIRST FLOOR LANDING	GARAGE 18'4 x 12'4 (5.59m x 3.76m)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	70

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



Total area: approx. 127.4 sq. metres (1371.6 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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