

Church Street, N9 9HJ
London

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Church Street, N9 9HJ

- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Large Paved Driveway
- Two Reception Rooms & Conservatory
- Extended 20ft Integrated Kitchen/Diner
- Two Modern Refitted Bathrooms
- 100ft Southwest Facing Rear Garden With Side Access
- Gas Central Heating & Double Glazing
- Potential To Extend Further (stp)
- Excellent Condition Throughout

£550,000









KINGS are pleased to present this exceptional THREE BEDROOM SEMI DETACHED HOUSE complete with a LARGE PAVED DRIVEWAY along with SIDE ACCESS and an impressive 100FT SOUTHWEST FACING REAR GARDEN. This family home is in EXCELLENT CONDITION THROUGHOUT offering plenty of living accommodation with POTENTIAL TO EXTEND further (stp).

The ground floor features TWO RECEPTION ROOMS and a bright CONSERVATORY that links the living space to the outside. At the heart of the home is an EXTENDED 20FT KITCHEN/DINER complete with INTEGRATED APPLIANCES and UNDERFLOOR HEATING, providing ample space for family dining and entertaining.

The property further boasts TWO MODERN REFITTED BATHROOMS on the ground and first floors both finished to a high standard, alongside the comforts of gas central heating and double glazing. Upstairs, the THREE WELL PROPORTIONED BEDROOMS offer flexible space for families or home working ensuring a practical, comfortable, and contemporary layout throughout.

Externally, the generous sun drenched garden is beautifully HEDGE LINED FOR ADDED PRIVACY and boasts an UNINTERRUPTED OUTLOOK over mature trees and greenery to the rear, making the perfect private backdrop for outdoor recreation and relaxation. There is the added benefit of a built in storer room via the side access.

There are a range of green open spaces nearby, including Church Street Recreation Ground to the rear of the garden. There are also several high performing schools the highly sought after Latymer School.

Commuters benefit from excellent transport links, with the overground at nearby Edmonton Green Station providing direct services to Liverpool Street. Road users can enjoy quick connections to the A10, A406 North Circular, and M25. Edmonton Green shopping centre offers a range of shops and restaurants close by.

Council Tax Band E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE HALL

LOUNGE 8'7 x 13'2 (2.62m x 4.01m)

RECEPTION 13'1 x 12'5 (3.99m x 3.78m)

KITCHEN 20'1 x 9'4 (6.12m x 2.84m)

CONSERVATORY 9'1 x 12'2 (2.77m x 3.71m)

FIRST FLOOR LANDING

BEDROOM ONE 8'7 x 14'1 (2.62m x 4.29m)

BEDROOM TWO 13'2 x 12'6 (4.01m x 3.81m)

BEDROOM THREE 7'4 x 9 (2.24m x 2.74m)

BATHROOM 9'1 x 7'8 (2.77m x 2.34m)

GARDEN 100'0 x 26'0 approx (30.48m x 7.92m approx)

DRIVEWAY 21'1 x 27'2 (6.43m x 8.28m)





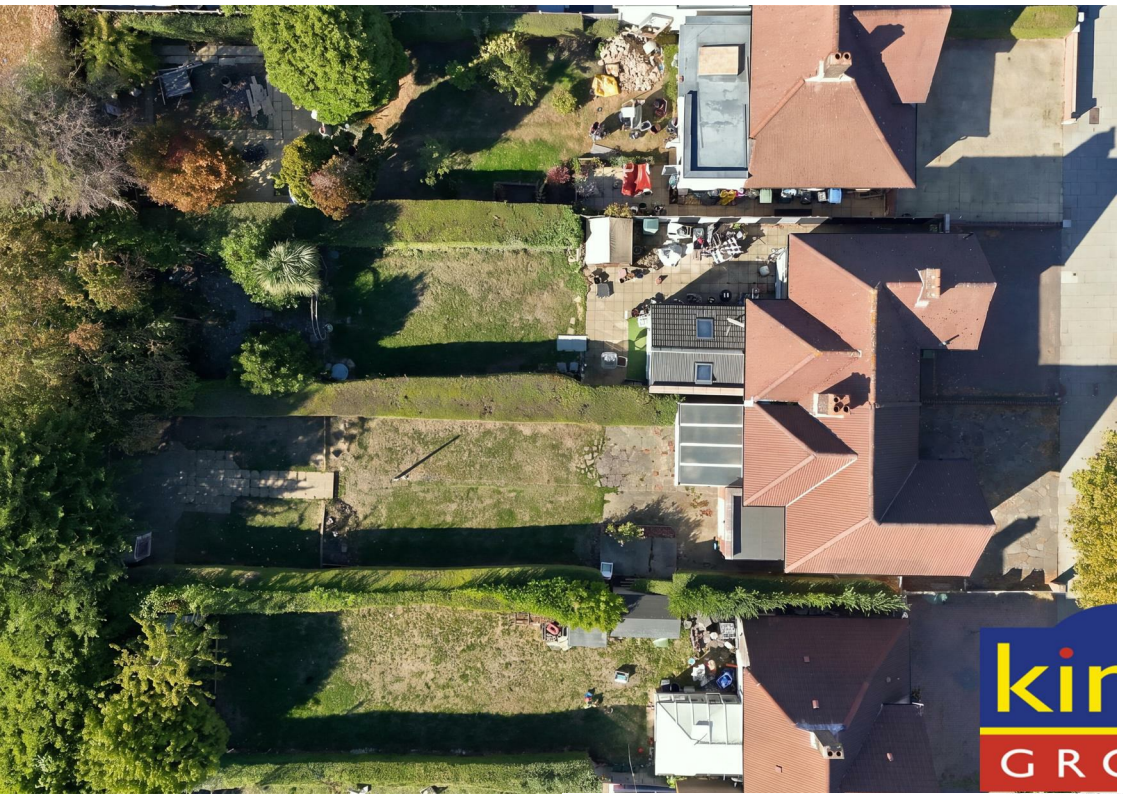



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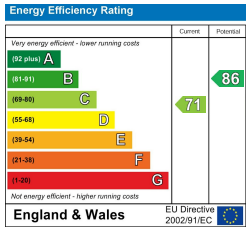

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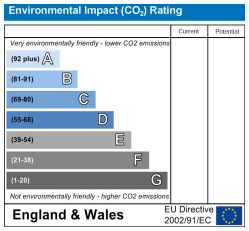


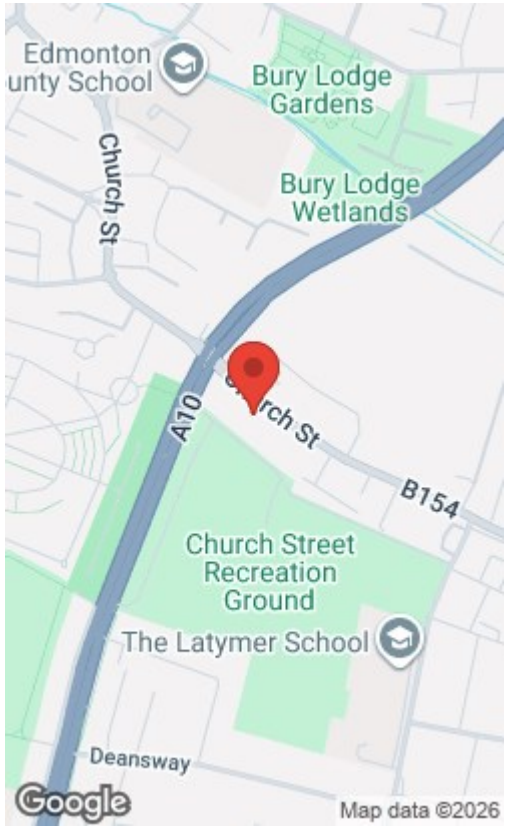


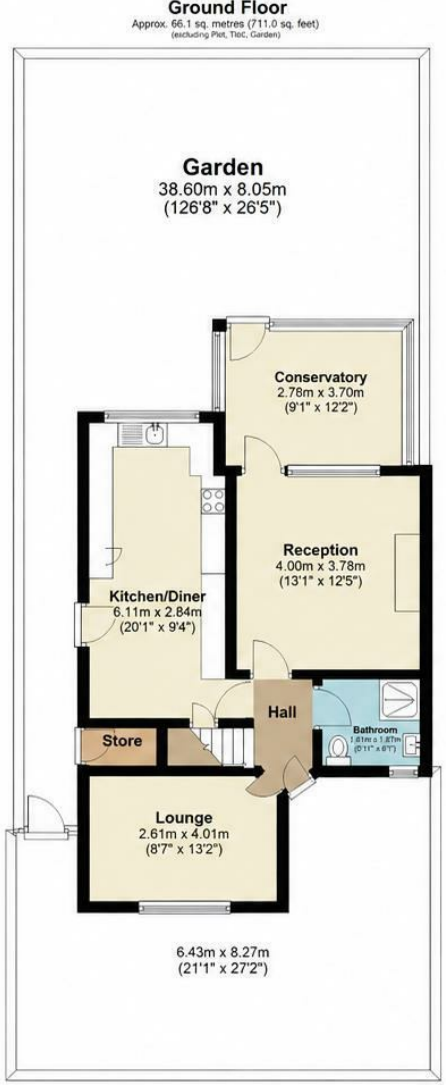


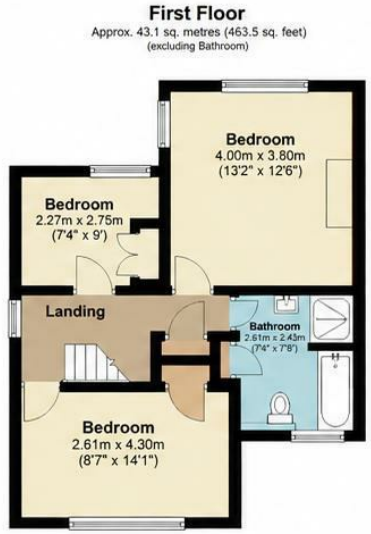












Total area: approx. 109.1 sq. metres (1174.5 sq. feet)

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.

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