

Shirley Grove, N9 8ES
London

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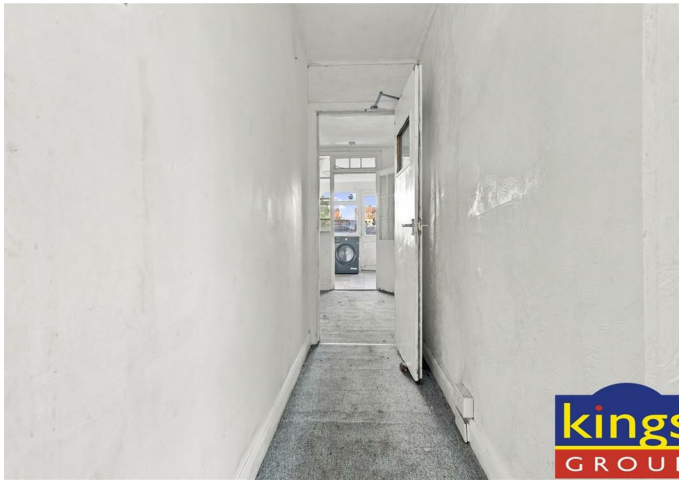
- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 1930's Style
- In Need Of Modernisation
- Detached 34FT Garage To Rear
- Potential Off Street Parking & To Extend (stp)
- First Floor Bathroom
- 38ft Garden With Rear Access
- Walking Distance To Local Amenities
- Chain Free

£375,000









KINGS are pleased to present this CHAIN FREE TWO BEDROOM TERRACED HOUSE with a GARAGE TO THE REAR AND REAR ACCESS VIA A SERVICE ROAD. The property is in need of modernisation throughout, offering an excellent opportunity for buyers looking to put their own stamp on a property.

The property features a SEPARATE RECEPTION ROOM AND DINING ROOM, leading onto a fitted kitchen with direct access to the rear garden. Upstairs comprises TWO BEDROOMS AND A FAMILY BATHROOM. Externally, the property benefits from a 38FT REAR GARDEN and a 34FT LONG GARAGE, which can also be accessed via a rear service road, ideal for parking, storage or a variety of other uses. Further benefits include gas central heating, double glazing, POTENTIAL TO CREATE A DRIVEWAY TO THE FRONT (STPP) and FURTHER POTENTIAL TO EXTEND (STPP).

Ideally located within easy reach of Edmonton Green Shopping Centre and Edmonton Green train station, offering convenient connections into Central London. Lea Valley Leisure Complex is also nearby, along with a range of local amenities, parks and schools. The A10 and A406 are easily accessible, providing excellent road links across London and beyond.

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

ENTRANCE HALL

LIVING ROOM 13'5 x 9'8 (4.09m x 2.95m)

DINING AREA 8'4 x 13' (2.54m x 3.96m)

KITCHEN 8'3 x 12'9 (2.51m x 3.89m)

FIRST FLOOR LANDING

BEDROOM ONE 13'4 x 13' (4.06m x 3.96m)

BEDROOM TWO 8'8 x 7'9 (2.64m x 2.36m)

BATHROOM 5'5 x 4'9 (1.65m x 1.45m)

GARDEN 37'7 x 13' (11.46m x 3.96m)

GARAGE 34'10 x 8'10 (10.62m x 2.69m)







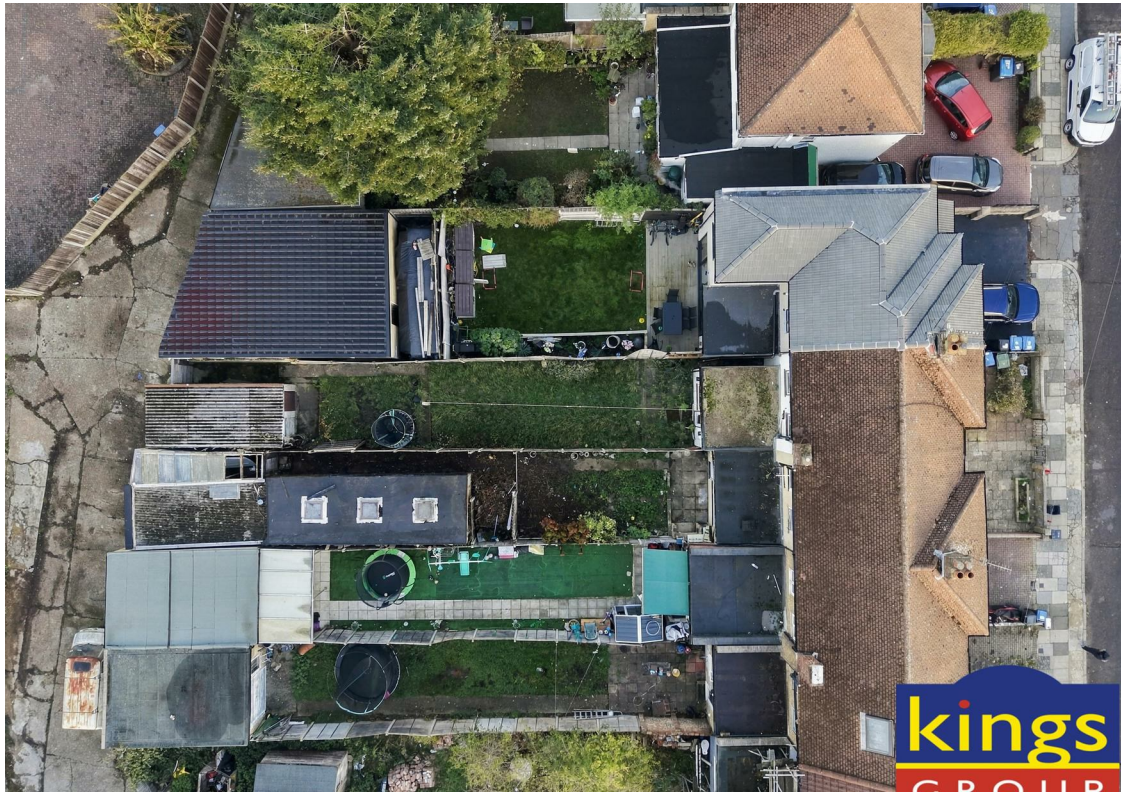


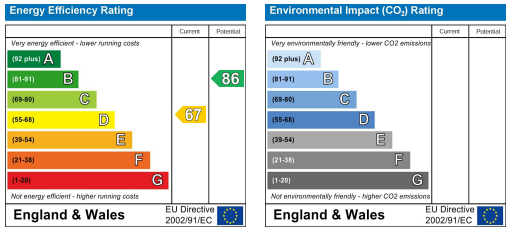

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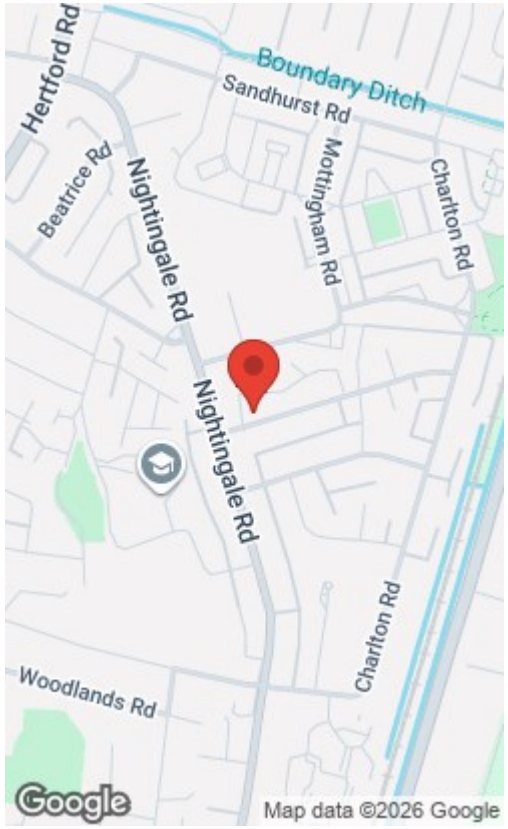

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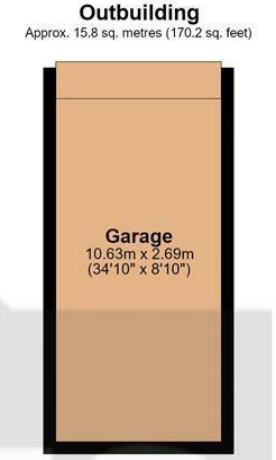

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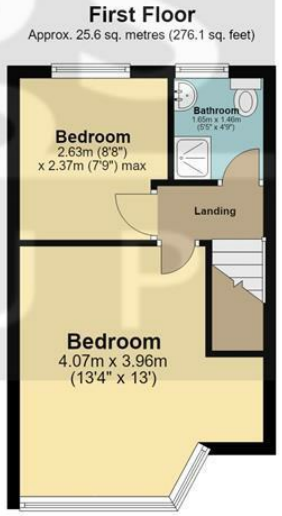

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Total area: approx. 77.4 sq. metres (833.0 sq. feet)

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.

Shirley Grove

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