

Lambs Terrace, N9 9UG
Edmonton

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- Kings Are Pleased To Present This
- Two Bedroom End Of Terrace House
- In Need Of Modernisation
- 17ft Kitchen/Diner
- First Floor Bathroom & Ground Floor WC
- Gas Central Heating & Partial Double Glazing
- Potential To Extend & Improve (stp)
- Large 62ft Garden With Side Access
- Chain Free
- Council Tax Band C

£400,000









KINGS are pleased to present this Two Bedroom End Of Terrace House, in need of modernisation and available CHAIN FREE. The property features a bay fronted lounge, a spacious 17ft kitchen/diner, a first floor bathroom and a convenient ground floor WC, gas central heating and partial double glazing. There's a large 62ft garden with side access offering the POTENTIAL TO EXTEND (stp).

Situated along Great Cambridge Road this property's location is ideal for amenities, offering easy access to local shops, green spaces, popular schools including Latymer School, public transport and direct road links such as the A406 and A10. This is a fantastic opportunity for anyone looking to invest in a property with room to grow or for those looking to make a house a home.

Council Tax Band C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: No Risk, Surface Water: Medium

ENTRANCE HALL 3'7 x 3'9 (1.09m x 1.14m)

LOUNGE 16'1 x 14'0 (4.90m x 4.27m)

KITCHEN/DINER 17'1 x 7'10 (5.21m x 2.39m)

WC 2'7 x 2'5 (0.79m x 0.74m)

FIRST FLOOR LANDING 7'4 x 2'9 (2.24m x 0.84m)

BEDROOM ONE 14'2 x 10'10 (4.32m x 3.30m)

BEDROOM TWO 11'1 x 9'5 (3.38m x 2.87m)

BATHROOM 8'1 x 7'4 (2.46m x 2.24m)

GARDEN 62'0 x 30'0 + 20'0 x 11'0 (18.90m x 9.14m + 6.10m x 3.35m)

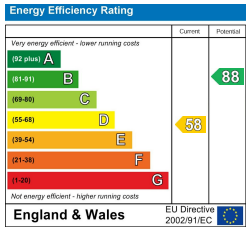


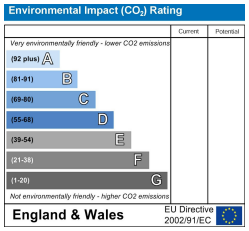


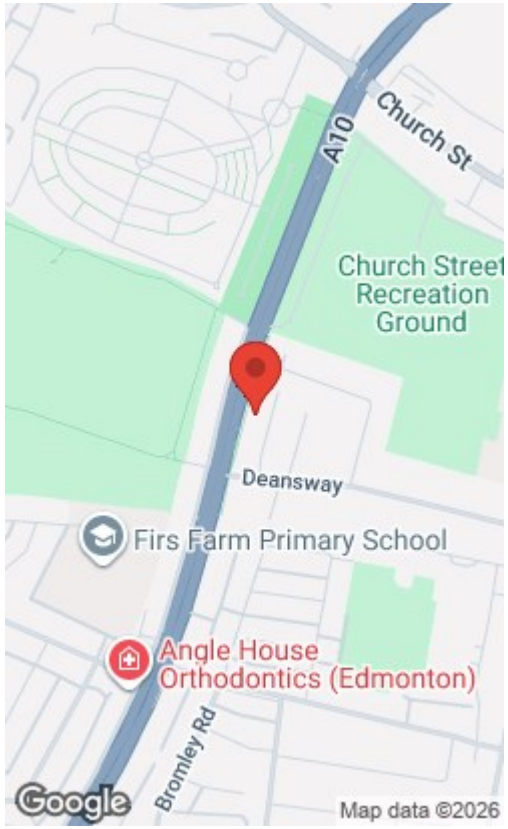



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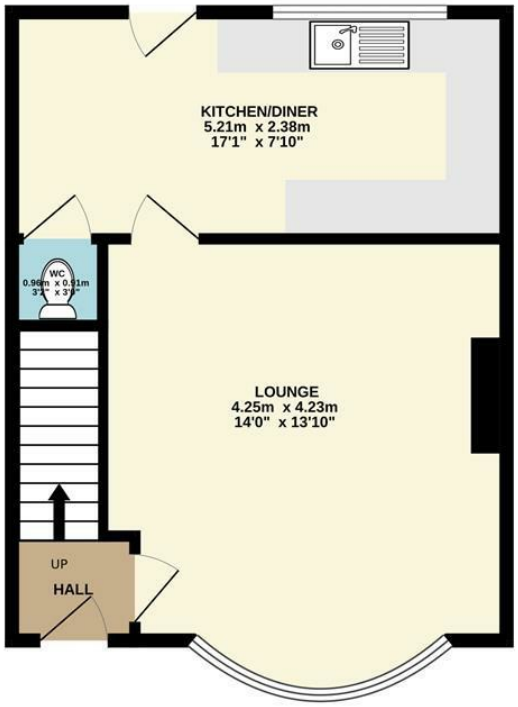

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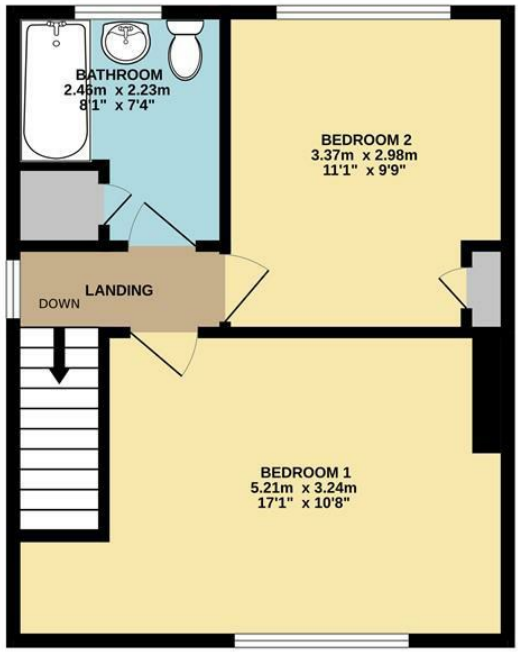




GROUND FLOOR
35.1 sq.m. (378 sq.ft.) approx.



1ST FLOOR
34.1 sq.m. (367 sq.ft.) approx.



LAMBS TERRACE, EDMONTON, N9

TOTAL FLOOR AREA : 69.2 sq.m. (745 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6 Church Street, Edmonton, London, N9 9DX
T: 02083500100
E:
www.kings-group.net