



Middleham Road, N18 2RY
Edmonton





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- Kings Are Pleased To Present This
- Two Bedroom End Of Terrace House
- Off Street Parking
- Two Reception Rooms
- Conservatory
- First Floor Bathroom & Downstairs WC
- 28ft Rear Garden
- Gas Central Heating & Double Glazing
- Chain Free
- Council Tax Band C

Offers Over £410,000



KINGS are please to present this Two Bedroom End Of Terraced House with OFF STREET PARKING available with NO ONWARD CHAIN. Ideally situated in Upper Edmonton near the borders of Tottenham N17, the property features TWO RECEPTION ROOMS as well as a CONSERVATORY, and a good sized separate kitchen.

On the first floor, the main bathroom serves the bedrooms, whilst a DOWNSTAIRS WC adds practicality to the layout. Additional benefits include gas central heating, double glazing, fitted wardrobes in the main bedroom and a 28ft rear garden.

The property is conveniently located with Fore Street nearby, renowned for its diverse range of amenities, all WITHIN WALKING DISTANCE. Excellent transport links are provided by White Hart Lane train station, with A406 North Circular access close by, ensuring easy commutes. Key amenities such as North Middlesex Hospital and local schools are also conveniently nearby.

Notably, the property is located between two of North London's most significant redevelopment projects: the transformation surrounding White Hart Lane and the ambitious ongoing Meridian Water project, promising new business opportunities, leisure facilities, and Crossrail transport links. This is an exceptional opportunity to secure a home in an area poised for growth and revitalization.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers and Seas: Very Low, Surface Water: Very Low.

ENTRANCE HALL

RECEPTION ROOM 13'3 x 12'8 (4.04m x 3.86m)

DINING ROOM 9'5 x 8'11 (2.87m x 2.72m)

CONSERVATORY 9'11 x 9'9 (3.02m x 2.97m)

KITCHEN 11'8 x 11'5 (3.56m x 3.48m)

WC 5'3 x 4'7 (1.60m x 1.40m)

FIRST FLOOR LANDING

BEDROOM ONE 12'8 x 11'0 (3.86m x 3.35m)

BEDROOM TWO 9'6 x 9'0 (2.90m x 2.74m)

BATHROOM 6'1 x 6'0 (1.85m x 1.83m)

GARDEN 27'9" x 22'10" (8.46 x 6.97)







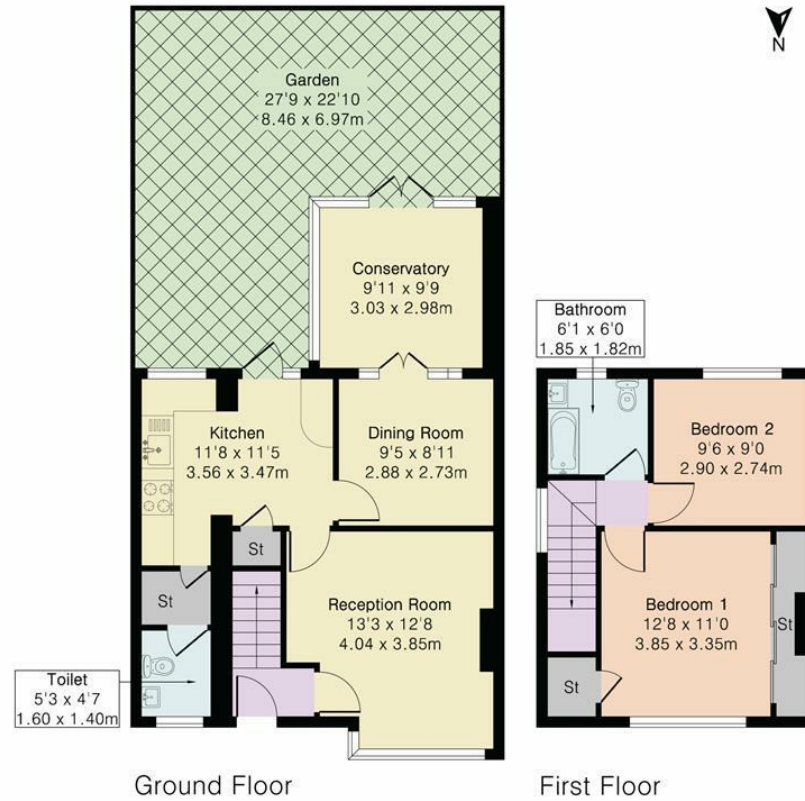
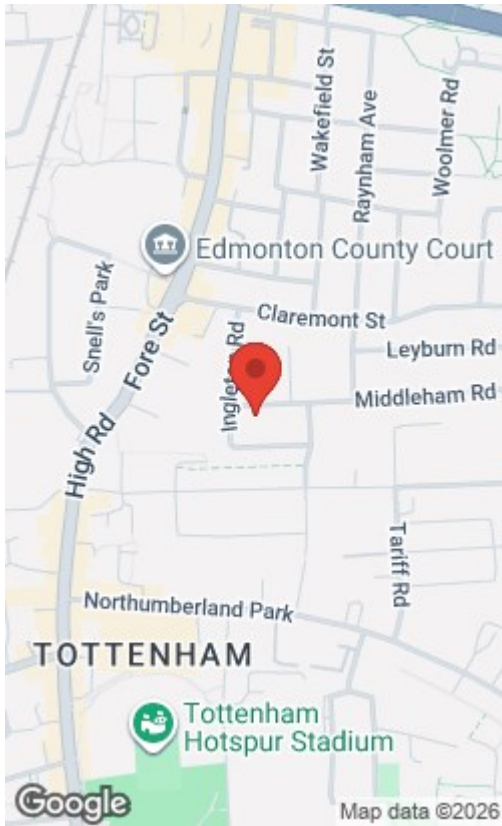


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [92 plus] A	
[81-91] B		[81-91] B	
[69-80] C		[69-80] C	
[55-68] D		[55-68] D	
[39-54] E		[39-54]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

Approximate Gross Internal Area 895 sq ft - 83 sq m

Ground Floor Area 568 sq ft – 53 sq m

First Floor Area 327 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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