



Winchester Road, N9 9HA
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- 22ft Through Lounge
- Spacious Kitchen With Appliances
- First Floor Bathroom
- 32ft Rear Garden
- Walking Distance To Edmonton Green Station
- Gas Central Heating
- Council Tax Band D

Offers Over £400,000



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KINGS are pleased to present this Three Bedroom Terraced House, conveniently located within close proximity to Edmonton Green shopping centre and train station. This 1900's built period property offers SPACIOUS and well proportioned accomodation throughout, making it an ideal family home or investment opportunity.

The property features a 22FT THROUGH LOUNGE providing both living and dining areas, along with a LARGE KITCHEN INCLUDING ALL APPLIANCES, offering excellent space for day to day living. Further benefits include gas central heating and partial double glazing.

Upstairs, the property boasts good sized bedrooms, and a refreshed FIRST FLOOR BATHROOM, adding to the practicality of the layout. Externally, there is a well maintained 32FT REAR GARDEN, ideal for outdoor entertaining.

Being located just off Church Street, the property is within walking distance to Edmonton Green Station and is surrounded by a wide range of local shops, restaurants and amenities. The area is also well regarded for its selection of local schools, making it particularly appealing for families. Excellent transport links allow for a convenient commute into Central London in approximately 25 minutes, further enhancing the property's appeal.

Council Tax Band D

EPC Rating D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Medium

ENTRANCE HALL

THROUGH LOUNGE 22'5 x 11'2 (6.83m x 3.40m)

KITCHEN 15'1 x 8'6 (4.60m x 2.59m)

FIRST FLOOR LANDING

BEDROOM ONE 11'6 x 14'9 (3.51m x 4.50m)

BEDROOM TWO 10'6 x 9'6 (3.20m x 2.90m)

BEDROOM THREE 10'2 x 11'2" (3.10m x 3.40m)

BATHROOM 5'11 x 5'7 (1.80m x 1.70m)

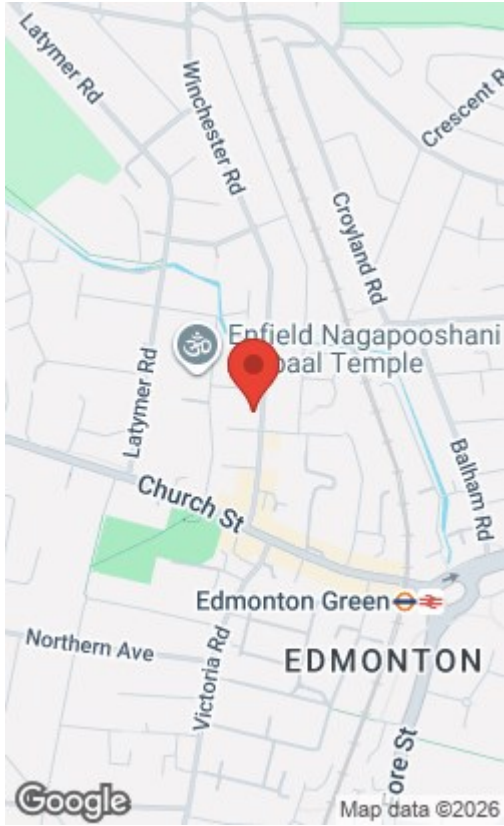
GARDEN 32'6 x 14'9 (9.91m x 4.50m)



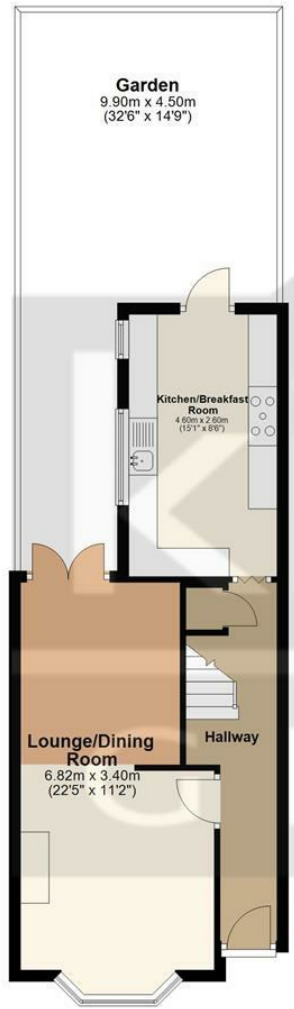




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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



Ground Floor
 Approx. 30.3 sq. metres (326.1 sq. feet)
 (excluding Kitchen/Breakfast Room, Garden)



Total area: approx. 78.0 sq. metres (839.4 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.

Winchester Road

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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