



Haselbury Road, N9 9TR  
Edmonton





# Haselbury Road, N9 9TR

- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Corner Plot Property
- Detached Double Garage & Driveway To Side
- Generous Gardens To Front, Side & Rear
- Potential To Extend Or Develop (stp)
- Double Glazing & Gas Central Heating
- Walking Distance To Latymer School
- Sought After Location
- Council Tax Band D

£575,000



KINGS are pleased to present this THREE BEDROOM SEMI DETACHED CORNER PLOT HOUSE with a DETACHED DOUBLE GARAGE and OFF STREET PARKING to the side. This 1930's built home comes with GENEROUS GARDENS to the front, side and rear, offering the POTENTIAL TO EXTEND AND DEVELOP (stp).

On the market for the first time, this rare find comprises an entrance porch and hall, a spacious front reception room, a modern fitted kitchen with dining space, and a ground floor shower room, whilst upstairs there are three well proportioned bedrooms. Further benefits include gas central heating, double glazing throughout and side access.

Conveniently situated in one of N9's most sought after locations, the property is WITHIN WALKING DISTANCE of local shops, parks, and acclaimed schools including Latymer School and Hazelbury Primary School. Excellent transport links include easy road connections via the A10 and North Circular (A406), and direct access to local bus routes and rail links into central London via Silver Street train station.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

**PORCH 6'3 x 4'11 (1.91m x 1.50m)**

**ENTRANCE HALL 17'9 x 6'3 (5.41m x 1.91m)**

**RECEPTION ROOM 14'5 x 12'10 (4.39m x 3.91m)**

**KITCHEN 12'10 x 9'6 (3.91m x 2.90m)**

**SHOWER ROOM 6'3 x 6'3 (1.91m x 1.91m)**

**FIRST FLOOR LANDING 11'4 x 6'9 (3.45m x 2.06m)**

**BEDROOM ONE 15'9 x 11'3 (4.80m x 3.43m)**

**BEDROOM TWO 12'9 x 12'3 (3.89m x 3.73m)**

**BEDROOM THREE 9'3 x 9'2 (2.82m x 2.79m)**

**CORNER GARDEN**

**DOUBLE GARAGE 19'10 x 17'11 (6.05m x 5.46m)**

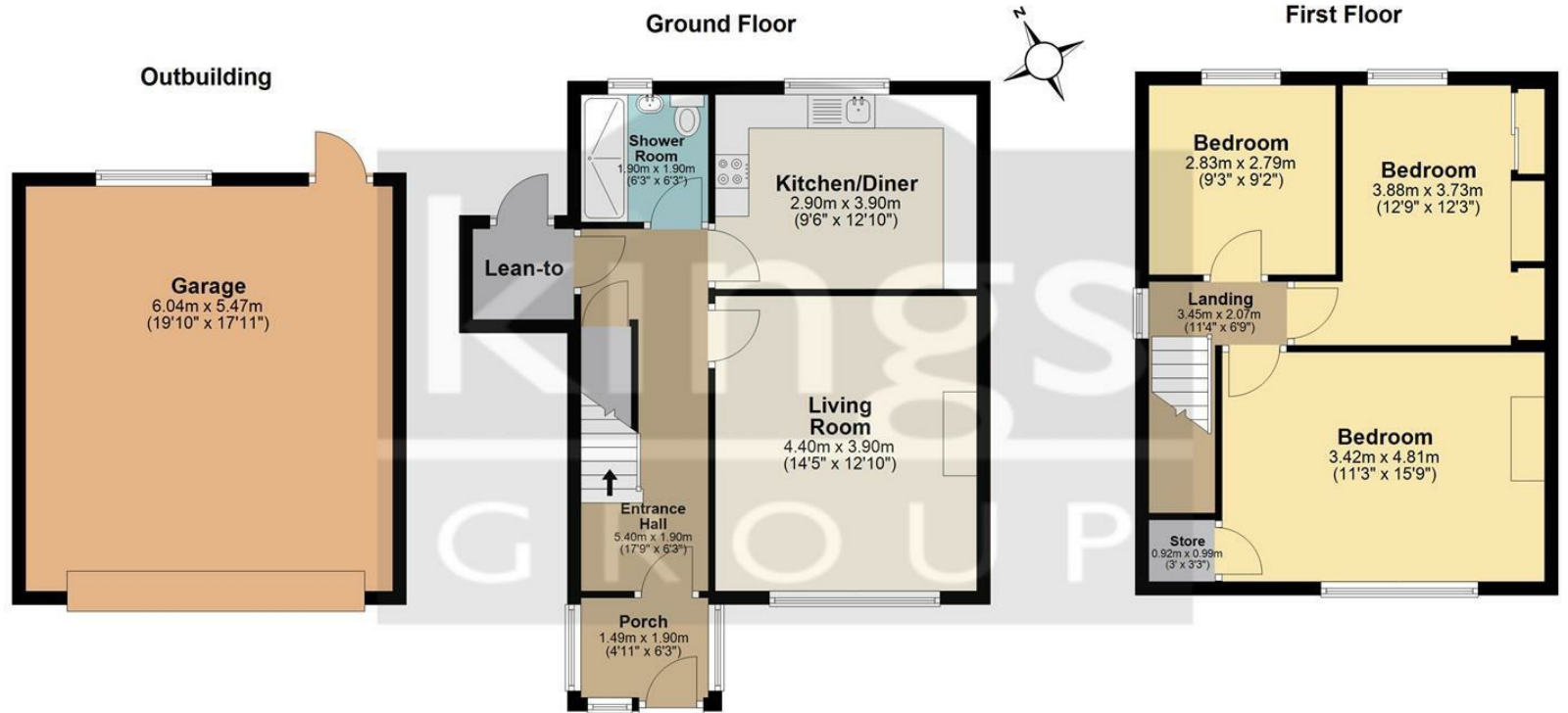








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] <b>A</b>	
[81-91] <b>B</b>		[81-91] <b>B</b>	
[69-80]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



Total area: approx. 125.6 sq. metres (1351.5 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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**Haselbury 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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