



Shrubbery Road, N9 0PA  
London

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## Shrubbery Road, N9 0PA

- Kings Are Pleased To Present This
- Two/Three Bedroom Terraced House
- Bay Fronted 1900's Build
- Two Reception Rooms
- Separate Extended Kitchen
- Ground Floor Bathroom
- Walking Distance To Edmonton Green
- Close Proximity To Local Amenities
- Gas Central Heating & Double Glazing
- Council Tax Band C

£399,995





KINGS are pleased to present this Two/Three Bedroom Terraced House situated within WALKING DISTANCE of Edmonton Green shopping centre and train station. This well presented bay fronted 1900's built period property comprises TWO RECEPTION ROOMS providing adequate living and dining space, a separate extended kitchen and a GROUND FLOOR BATHROOM.

Upstairs this property offers two well proportioned bright and airy doubles and a third bedroom accessed via bedroom two. Further features include a paved rear garden, gas central heating and double glazing.

Situated just off Fore Street there is an abundance of shops and restaurants, along with Edmonton Green Shopping Centre and Retail Park all within close proximity. With effortless access to Edmonton Green Station along with an extensive regular bus service this property is well connected with everything you could need right on your doorstep.

Council Tax Band C

Construction Type - Standard (Brick,Tile)

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

#### **PORCH**

**RECEPTION ROOM 12'9 x 12'1 (3.89m x 3.68m)**

**DINING ROOM 12'2 x 10'1 (3.71m x 3.07m)**

**KITCHEN 12'2 x 9'1 (3.71m x 2.77m)**

**BATHROOM 7'2 x 6'9 (2.18m x 2.06m)**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE 12'9 x 11'1 (3.89m x 3.38m)**

**BEDROOM TWO 12'9 x 9'7 (3.89m x 2.92m)**

**BEDROOM THREE 9'1 x 7'2 (2.77m x 2.18m)**

**GARDEN 13'5 x 12'6 (4.09m x 3.81m)**







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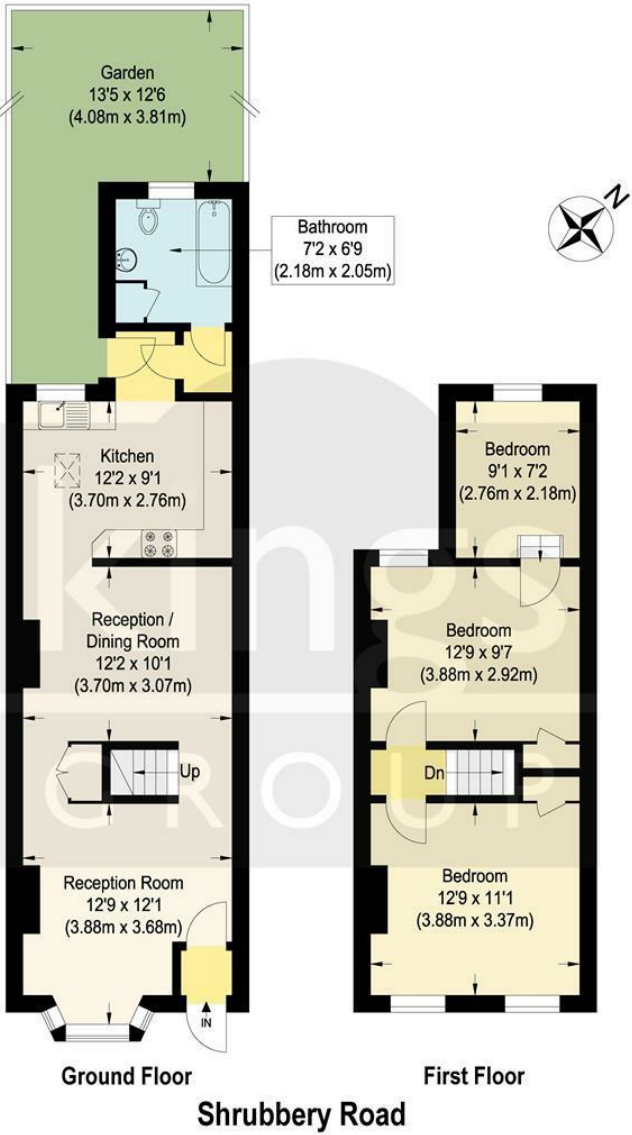
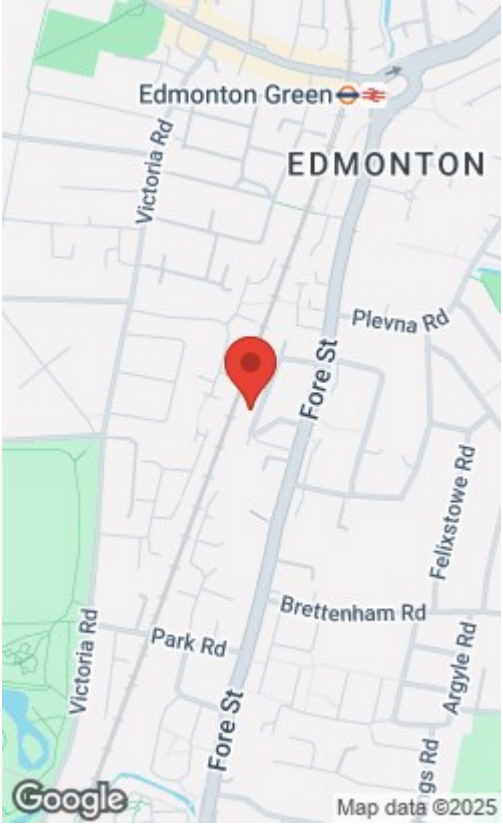
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate Gross Internal Floor Area : 80.50 sq m / 866.49 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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