



Blakesware Gardens, N9 9HU
London





Blakesware Gardens, N9 9HU

- Kings Are Pleased To Present This
- Five Bedroom End Of Terrace House
- Double Storey Extended 1930's Build
- Substantial Corner Plot
- Potential To Further Extend Or Develop (stp)
- Off Street Parking
- 28ft Through Lounge & Separate Reception Room
- First Floor Bathroom & Downstairs WC
- Close To Bush Hill Park Shops & Train Station
- Council Tax Band D

£800,000



KINGS are pleased to present this DOUBE FRONTED Five Bedroom End Of Terrace House occupying a SUBSTANTIAL CORNER PLOT in the ever-popular Blakesware Gardens near BUSH HILL PARK. This impressive 1930's style family home has been thoughtfully EXTENDED, offering 1,594 SQUARE FEET of versatile accommodation with FURTHER DEVELOPMENT POTENTIAL.

Boasting four generous double bedrooms and a good sized single room, this well maintained family home features a 28FT THROUGH LOUNGE, an additional separate reception room, and a large fitted kitchen, all complemented by a bright entrance porch and spacious hallway. A GROUND FLOOR WC and first floor bathroom adds practicality to the layout.

Externally, the property continues to impress with OFF STREET PARKING to the front, a secluded SOUTHWEST FACING REAR GARDEN enclosed by mature trees, and additional LAND TO THE SIDE, presenting excellent scope for further extension or development (stp). Additional benefits include gas central heating and double glazing throughout.

Set in a prominent position on a sought after residential turning, in one of N9's most desirable residential pockets west of the A10 Great Cambridge Road, the property is ideally located close to Bush Hill Park Station, local shops, parks, and well-regarded schools including both Winchmore and Latymer Schools. Excellent transport links include direct rail access into central London and easy road connections via the A10 and North Circular (A406). Green spaces such as Bush Hill Gardens and Bury Lodge Gardens are also nearby.

Council Tax Band D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE PORCH

ENTRANCE HALL

THROUGH LOUNGE 28'8 x 11'5 (8.74m x 3.48m)

RECEPTION ROOM 14'1 x 11'3 (4.29m x 3.43m)

INNER HALL

KITCHEN 12'2 x 11'2 (3.71m x 3.40m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE 13'6 x 10'7 (4.11m x 3.23m)

BEDROOM TWO 11'4 x 10'7 (3.45m x 3.23m)

BEDROOM THREE 14'2 x 11'2 (4.32m x 3.40m)

BEDROOM FOUR 11'3 x 9'2 (3.43m x 2.79m)

BEDROOM FIVE 7'6 x 6'5 (2.29m x 1.96m)

BATHROOM 6'9 x 6'4 (2.06m x 1.93m)

GARDEN 47'7 x 34'5 (14.50m x 10.49m)

SIDE GARDEN



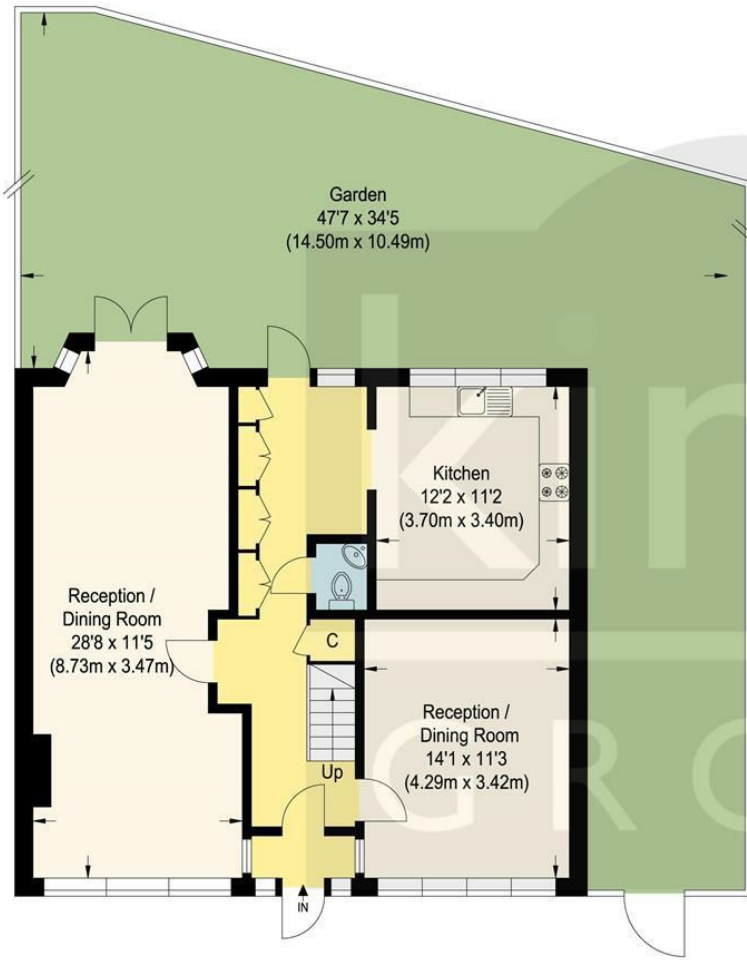
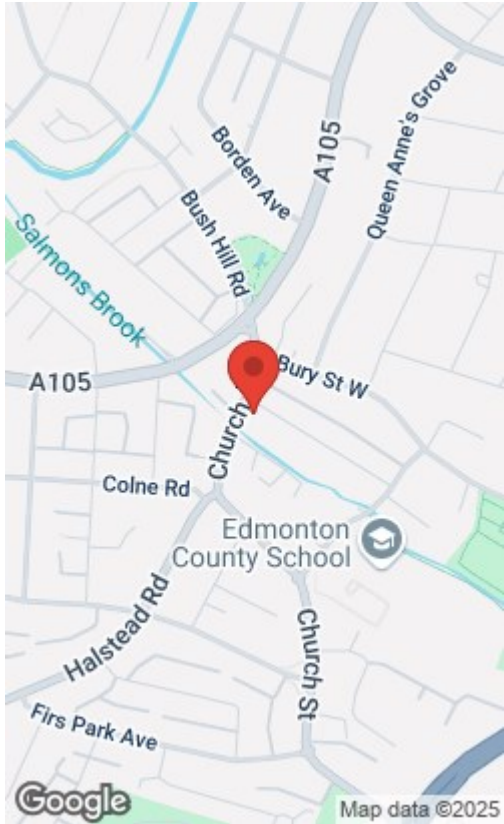


kings
GROUP

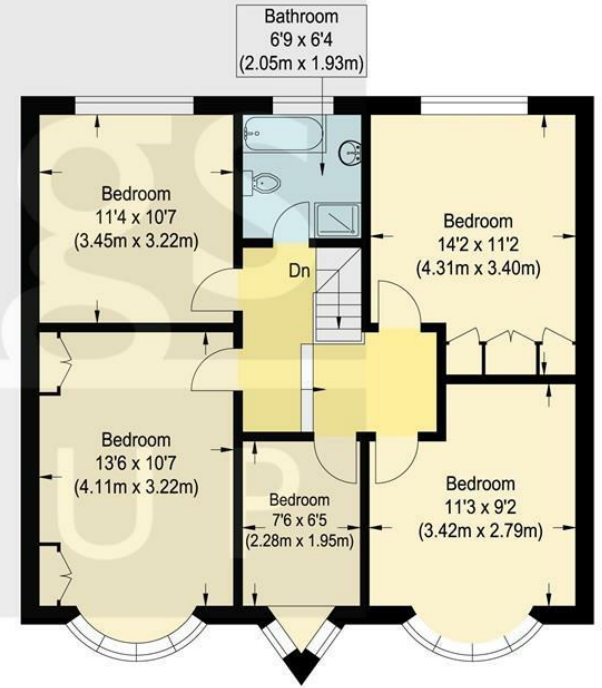




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor



First Floor

Blakesware Gardens

Approximate Gross Internal Floor Area : 148.10 sq m / 1594.13 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.

6 Church Street, Edmonton, London, N9
9DX

T: 02083500100

E:

www.kings-group.net

