



Woodlands Road, N9 8RP  
London







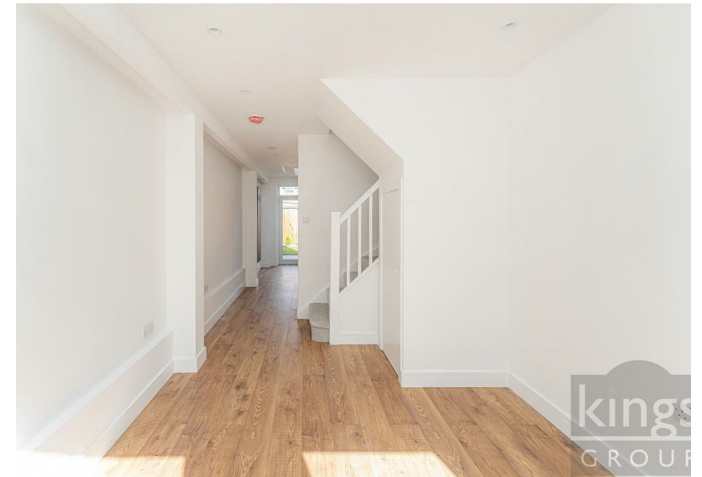
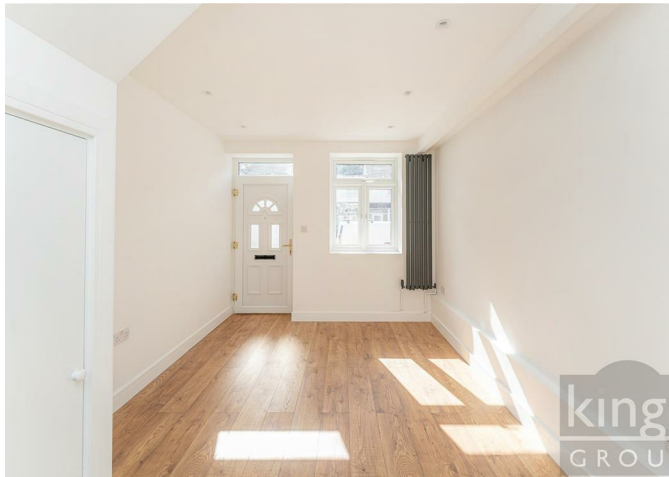
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## Woodlands Road, N9 8RP

- Kings Are Pleased To Present This
- Two Bedroom End Of Terrace House
- New Build With 10 Year Warranty
- Arranged Over Three Floors
- Off Street Parking
- Stunning Fitted Kitchen With Skylight
- Ground Floor WC & Luxury First Floor Bathroom
- 23ft Private Rear Garden
- Walking Distance To Local Amenities
- Chain Free

£400,000



KINGS are pleased to present this NEWLY BUILT Two Bedroom End Of Terrace House ARRANGED OVER THREE FLOORS, with OFF STREET PARKING and available CHAIN FREE. This beautifully finished property combines modern living with high quality craftsmanship throughout and comes complete with a 10 YEAR WARRANTY for peace of mind.

Upon entering, you are greeted by a bright and spacious 23ft open plan living area featuring stylish flooring, sleek finishes, and plenty of natural light throughout. The MODERN FITTED KITCHEN boasts integrated appliances, contemporary cabinetry, and a skylight that enhances the sense of space and openness, perfect for both everyday living and entertaining. The GROUND FLOOR WC provides convenience and practicality.

On the first and second floors the property offers two well proportioned bedrooms with excellent natural light, the 20ft master bedroom boasting a juliet balcony. The LUXURY BATHROOM is elegantly tiled with a separate bath and shower, complemented by high end fixtures and fittings. The home also benefits from a PRIVATE REAR GARDEN with a patio area and low maintenance artificial lawn, ideal for relaxing or entertaining.

The property is situated just off Hertford Road within easy reach of Edmonton Green shopping centre, bus terminal and train station. There are local shops and amenities close by along with Eldon School within walking distance making this ideal for families or for investor looking for something that is well connected.

Council Tax Band - TBC  
Flood Risk - Rivers & Seas: Low, Surface Water: Low  
Construction Type - Standard (Brick, Tile)  
New Build Warranty - 10 Years

- RECEPTION/DINING ROOM 23'1 x 9'4 (7.04m x 2.84m)

WC 3'9 x 3'8 (1.14m x 1.12m)

KITCHEN 11'6 x 10'9 (3.51m x 3.28m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE 9'9 x 9'4 (2.97m x 2.84m)
- BATHROOM 9'4 x 5'5 (2.84m x 1.65m)

STAIRS TO SECOND FLOOR LANDING

BEDROOM TWO 20'3 x 9'4 (6.17m x 2.84m)

GARDEN 23'4 x 13'5 (7.11m x 4.09m)

OFF STREET PARKING







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