



Arthur Road, N9 9AF  
London





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- Kings Are Pleased To Present This
- Spacious Four Bedroom Terraced House
- Larger Than Average Victorian Build
- 1,270 Sq Ft Of Internal Living Space
- Three Versatile Reception Rooms
- Two Bathrooms & Additional WC
- Gas Central Heating & Double Glazing
- 64ft Rear Garden
- Walking Distance To Latymer School & Train Station
- Chain Free

£525,000



KINGS are pleased to present this SUBSTANTIAL FOUR DOUBLE BEDROOM VICTORIAN TERRACED HOUSE, ideally situated in a sought after residential location and available CHAIN FREE. This SPACIOUS PERIOD PROPERTY offers generous and versatile accommodation throughout with 1,270 SQ FT of internal space making it an ideal purchase for growing families or investors alike.

The ground floor features THREE RECEPTION ROOMS, including a spacious bay fronted living room, a separate dining room and an additional reception room which could be utilised as a family room, home office or FIFTH BEDROOM if required. To the rear is a good sized separate fitted kitchen, a ground floor bathroom and direct access to the rear garden.

The first floor offers four well proportioned bedrooms together with a SECOND FAMILY BATHROOM and an ADDITIONAL WC, making the property perfectly suited to larger families. Arranged over two expansive floors the property provides flexibility rarely found in Victorian homes of this style. Outside, there is a 64FT REAR GARDEN offering plenty of outdoor space and further potential. Other benefits include gas central heating and double glazed windows throughout.

Conveniently located within easy reach of Edmonton Green Shopping Centre, Edmonton Green Station, local shops and excellent road links including the A10 and A406. The property is also positioned close to the highly regarded LATYMER SCHOOL and benefits from the ongoing regeneration and investment taking place throughout the local area.

Combining generous accommodation, period character and an excellent location, this LARGER THAN AVERAGE Victorian home is a fantastic opportunity not to be missed.

Council Tax Band C

EPC Rating D

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALL

LIVING ROOM 14'9 x 12'10 (4.50m x 3.91m)

BEDROOM/RECEPTION ROOM 9'10 x 12'2 (3.00m x 3.71m)

DINING ROOM 9'10 x 11'8 (3.00m x 3.56m)

KITCHEN 8'2 x 10'10 (2.49m x 3.30m)

SHOWER ROOM 6'3 x 4'3 (1.91m x 1.30m)

#### FIRST FLOOR LANDING

BEDROOM ONE 12'2 x 12'2 (3.71m x 3.71m)

BEDROOM TWO 9'10 x 11'6 (3.00m x 3.51m)

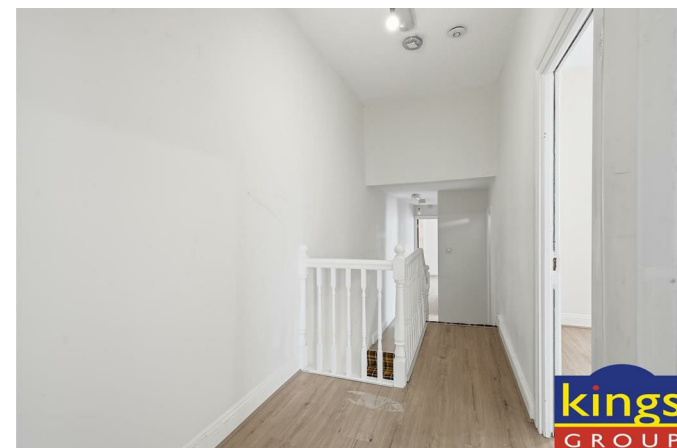
BEDROOM THREE 8'6 x 10'10 (2.59m x 3.30m)

BEDROOM FOUR 10'2 x 7'0 (3.10m x 2.13m)

BATHROOM 5'7 x 4'7 (1.70m x 1.40m)

ADDITIONAL WC

GARDEN 64'9 x 17'11 (19.74m x 5.46m)

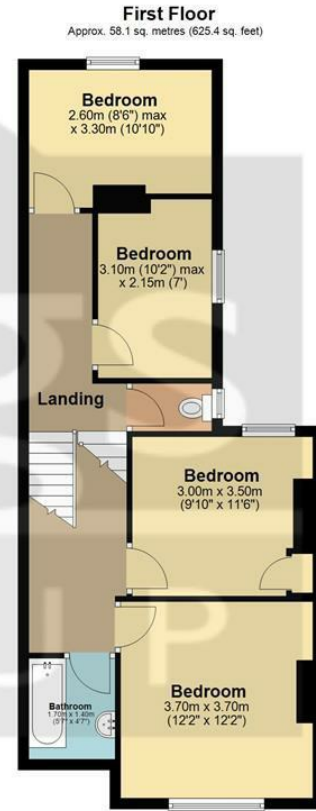
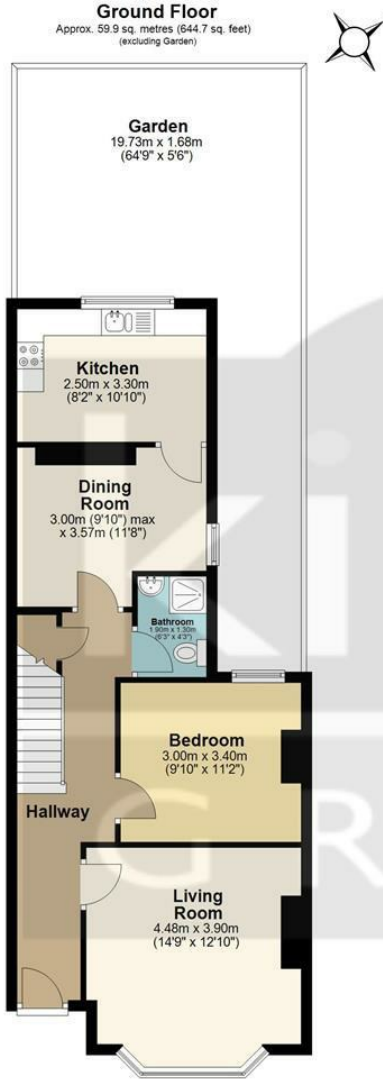








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 118.0 sq. metres (1270.1 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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Arthur Road

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