



Winchester Road, N9 9HA
London





Winchester Road, N9 9HA

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Build
- Through Lounge
- First Floor Bathroom
- Spacious Double Bedrooms
- 32ft Rear Garden
- Walking Distance To Edmonton Green Station
- Gas Central Heating
- Council Tax Band D

Offers Over £400,000



KINGS are pleased to present this THREE BEDROOM TERRACED HOUSE, situated in a popular residential location within close proximity to Edmonton Green shopping centre and train station. This early 1930's built period property offers SPACIOUS and WELL PROPORTIONED ACCOMMODATION throughout, making it an ideal family home or investment opportunity.

The property features a GENEROUS THROUGH LOUNGE providing both living and dining areas, along with a LARGE KITCHEN / BREAKFAST ROOM, offering excellent space for day to day living. Please note, the buyer will benefit from all white goods included within the sale, comprising a fridge/freezer, washing machine, tumble dryer and dishwasher. Further benefits include a FIRST FLOOR BATHROOM, adding to the practicality of the layout.

Upstairs, the property boasts THREE SPACIOUS DOUBLE BEDROOMS, providing ample accommodation for a growing family. Externally, the property benefits from a WELL MAINTAINED REAR GARDEN measuring approximately 32FT, ideal for outdoor use and entertaining, along with gas central heating.

Being located just off Church Street, the property is within walking distance to Edmonton Green Station and is surrounded by a wide range of local shops, restaurants and amenities. The area is also well regarded for its selection of local schools, making it particularly appealing for families. Excellent transport links allow for a convenient commute into Central London in approximately 25 minutes, further enhancing the property's appeal.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

Front Door, Storage area, power, doors to:

HALLWAY

power, doors to:

KITCHEN/BREAKFAST ROOM 15'1" x 8'6" (4.60m x 2.59m)

Washing machine, Plumbing for Dishwasher Tumble Dryer, Double glazing to side, Range of wall and base units, Work tops, Stainless steel sink, Space for fridge/freezer, Gas Cooker, Boiler

LOUNGE/DINING ROOM 22'5 x 11'2" (6.83m x 3.40m)

With double glazing

FIRST FLOOR LANDING

BEDROOM ONE 10'2 x 11'2" (3.10m x 3.40m)

BEDROOM TWO 10'6" x 9'6" (3.20m x 2.90m)

BEDROOM THREE 11'6" x 14'9" (3.51m x 4.50m)

BATHROOM 5'11 5'7" (1.80m 1.70m)

GARDEN 32'6 x 14'9" (9.91m x 4.50m)





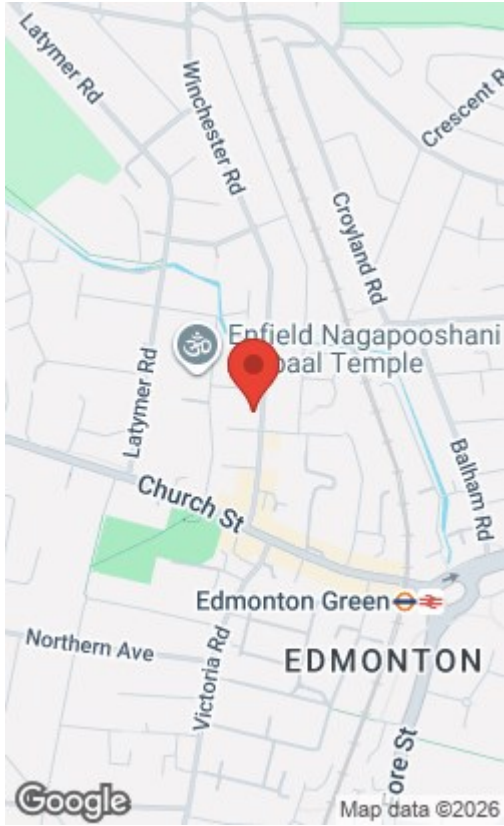


WARREN'S
BADASS WIFE
ON DUTY

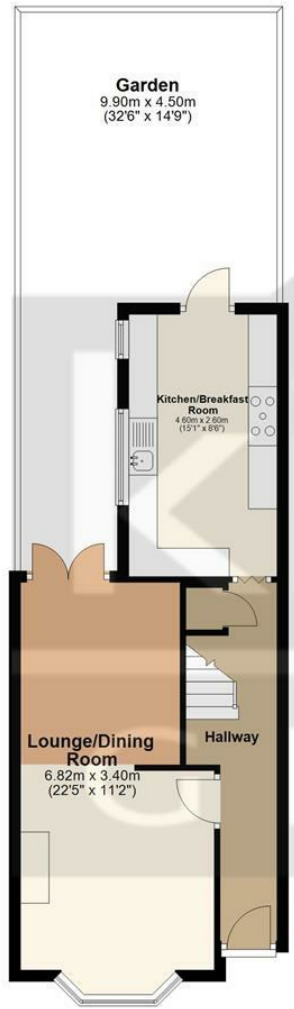




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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



Ground Floor
 Approx. 30.3 sq. metres (326.1 sq. feet)
 (excluding Kitchen/Breakfast Room, Garden)



Total area: approx. 78.0 sq. metres (839.4 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.

© @modephotok | www.modephoto.co.uk
 Plan produced using PlanUp.

Winchester 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.

6 Church Street, Edmonton, London, N9

9DX

T: 02083500100

E:

www.kings-group.net

