



Picketts Lock Lane, N9 0AX
London



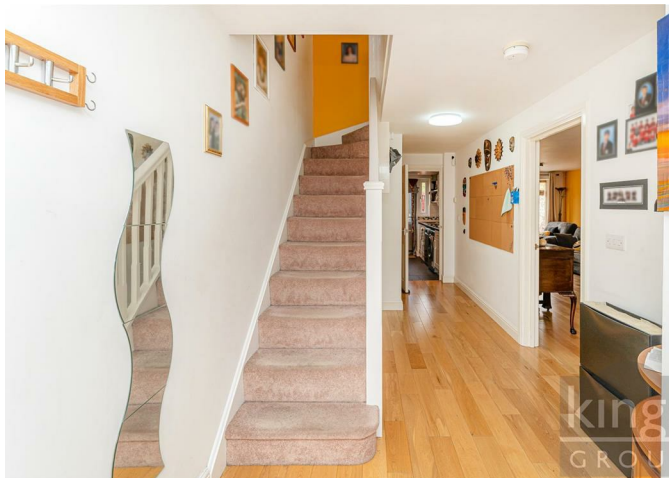


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Picketts Lock Lane, N9 0AX

- Kings Are Pleased To Present This
- Three Double Bedroom End Of Terrace House
- Driveway For Up To Four Cars
- Spacious 27ft Through Lounge
- Modern First Floor Bathroom & Downstairs WC
- Ensuite To Bedroom Three
- 48ft Rear Garden and Storage Shed
- Garage En Bloc
- Chain Free
- Council Tax Band C

£474,995



KINGS are pleased to present this SPACIOUS THREE DOUBLE BEDROOM End Of Terrace House nestled on the outskirts of N9, with a DRIVEWAY FOR UP TO FOUR CARS. This CHAIN FREE property built circa 2007 offers generous living space ARRANGED OVER THREE FLOORS comprising a 27ft THROUGH LOUNGE perfect for entertaining with both lounge and dining areas, and a modern fitted kitchen, both leading out to the 48FT REAR GARDEN with a large shed for storage.

There is also a conveniently located GROUND FLOOR WC and a first floor family bathroom for practicality. Further features include an ENSUITE shower room to the second floor bedroom, gas central heating, double glazing and a GARAGE EN BLOC.

The location just off Meridian Way has excellent transport links with Meridian Water and Edmonton Green train stations nearby, offering swift connections to Central London. Local amenities, schools, and shopping facilities are within easy reach both at Edmonton Green and Ravenside Retail Park.

The Lee Valley Leisure Complex and Regional Parkland provides fantastic recreational options only moments away, with an Odeon Luxe cinema, an 18-hole golf course and the well-equipped Lee Valley Athletics Centre complete with a gym, café and both indoor and outdoor tracks. The River Lee Navigation river provides peaceful riverside walks or cycling routes directly into central London or out to surrounding counties.

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

ENTRANCE HALLWAY	BATHROOM 7'4 x 5'2 (2.24m x 1.57m)
RECEPTION / DINING ROOM 27'2 x 11'8 (8.28m x 3.56m)	STAIRS LEADING TO
KITCHEN 10'2 x 7'3 (3.10m x 2.21m)	BEDROOM THREE 12'8 x 10'4 (3.86m x 3.15m)
WC 4'9 x 3'2 (1.45m x 0.97m)	ENSUITE 8'4 x 2'4 (2.54m x 0.71m)
FIRST FLOOR LANDING	GARDEN 48'4 x 19'9 (14.73m x 6.02m)
BEDROOM ONE 15'1 x 11'3 (4.60m x 3.43m)	SHED 13'4 x 10'3 (4.06m x 3.12m)
BEDROOM TWO 13'4 x 10'5 (4.06m x 3.18m)	GARAGE EN BLOC





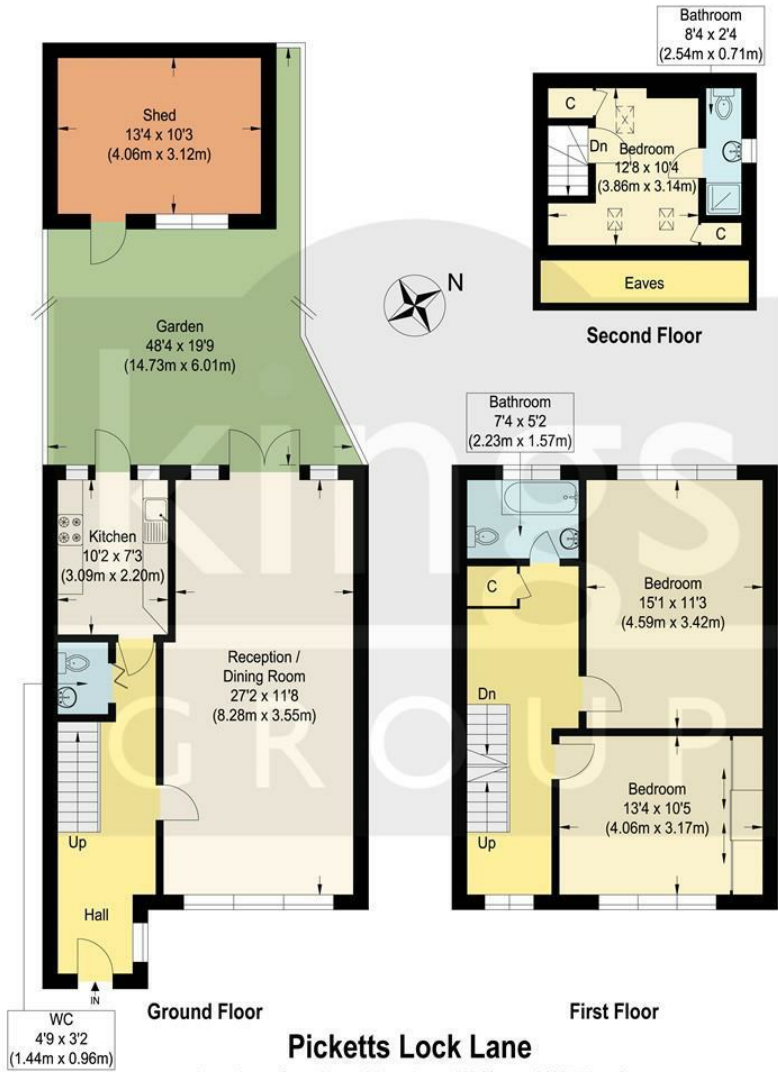
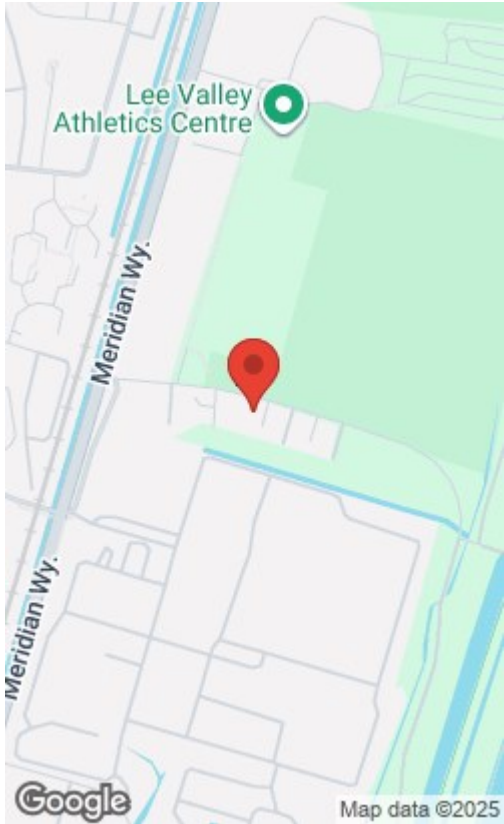
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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		



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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