



Nightingale Road, N9 8PU
London





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- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Two Reception Rooms
- First Floor Shower Room & Separate WC
- 32ft Garden With Side Access & Brick Built Sheds
- Detached Garage & Parking To Rear
- Potential To Extend & Add Off Street Parking (stp)
- Gas Central Heating & Double Glazing
- Chain Free
- Council Tax Band D

Offers Over £450,000



KINGS are pleased to present this SPACIOUS Three Bedroom End Of terrace House with a DETACHED GARAGE to the rear, conveniently located on Nightingale Road in Lower Edmonton, N9. Spanning an impressive 950 square feet internally along with a sizeable plot, this property has plenty of POTENTIAL for families or those seeking extra space with SCOPE TO EXTEND (stp).

Offered with NO ONWARD CHAIN, the home features TWO RECEPTION ROOMS providing both living and dining areas, a good sized separate kitchen, three generously sized bedrooms, a FIRST FLOOR SHOWER ROOM with a SEPARATE WC, gas central heating and double glazing throughout. Outside, the wider than average 31FT GARDEN benefits from SIDE ACCESS, three brick built sheds, and direct access to the garage. There is a large front garden which could be utilised for additional off street parking (stp).

Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. Being just off Hertford Road there are also shops, local schools, and bus services all WITHIN WALKING DISTANCE.

Council Tax Band D

Construction Type - STandard (Brick, Tile)

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

HALLWAY

RECEPTION ROOM 13'3 x 12'5 (4.04m x 3.78m)

DINING ROOM 10'8 x 9'0 (3.25m x 2.74m)

KITCHEN 10'8 x 10'5 (3.25m x 3.18m)

FIRST FLOOR LANDING

BEDROOM ONE 13'5 x 11'3 (4.09m x 3.43m)

BEDROOM TWO 13'6 x 10'4 (4.11m x 3.15m)

BEDROOM THREE 8'3 x 8'2 (2.51m x 2.49m)

SHOWER ROOM 5'7 x 4'10 (1.70m x 1.47m)

WC 5'7 x 2'8 (1.70m x 0.81m)

GARDEN 32'0 approx (9.75m approx)

GARAGE 16'9 x 10'10 (5.11m x 3.30m)

BRICK SHEDS

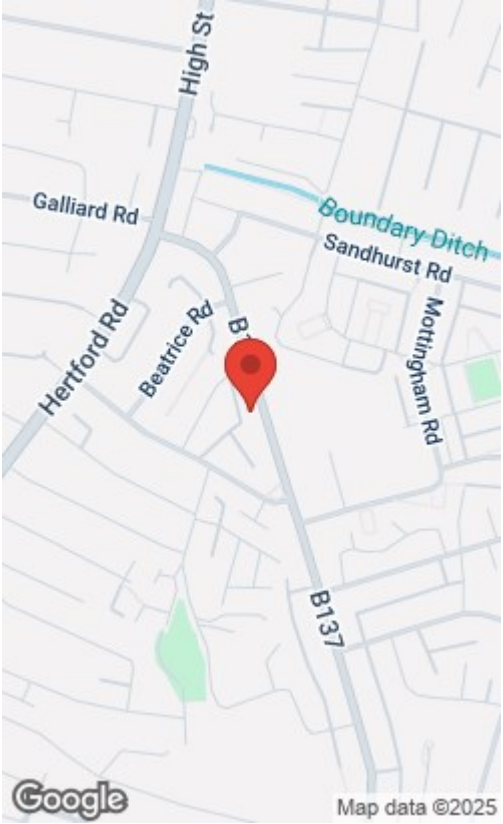








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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

Nightingale Road, N9

Approximate Gross Internal Floor Area : 88.30 sq m / 950.45 sq ft
(Excluding Shed, Garage & Workshop)
Garage & Workshop Area : 16.80 sq m / 180.83 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.

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