



Cheddington Road, N18 1LR  
London

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# Cheddington Road, N18 1LR

- Kings Are Proud To Present This
- Two Bedroom Terraced House
- Bay Fronted Victorian Period Property
- 22ft Through Lounge
- First Floor Four Piece Bathroom
- Conservatory
- Sought After Location
- Close Proximity To Silver Street Station
- Easy Access to A10 & A406
- Council Tax Band C

£450,000



## ENTRANCE

RECEPTION ROOM 21'5 x 14'2 (6.53m x 4.32m)

KITCHEN 11'1 x 8'2 (3.38m x 2.49m)

CONSERVATORY 20'7 x 15'0 (6.27m x 4.57m)

BEDROOM ONE 14'2 x 10'6 (4.32m x 3.20m)

BEDROOM TWO 10'6 x 8'11 (3.20m x 2.72m)

BATHROOM 11'2 x 8'3 (3.40m x 2.51m)

GARDEN 26'3 (8.00m)

KINGS are proud to present this Two Bedroom Victorian Terraced House, ideally located just off Haselbury Road in the HIGHLY SOUGHT-AFTER residential area of Upper Edmonton. This well presented period family home features a spacious bay fronted through lounge, a generously sized separate kitchen, a full width conservatory and a large FIRST FLOOR FOUR PIECE BATHROOM. Further benefits include a lovely 26FT REAR GARDEN, built in wardrobes, gas central heating and double glazing.

Situated within walking distance of renowned schools such as Latymer School, local amenities and easy access to the A10 and A406. With Pymmes Park and Silver Street train station also within close proximity this property offers convenience and excellent transport links. This property also offers the potential to extend into the loft (stp) making this home in our opinion ideal with a family or a sound investment.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface

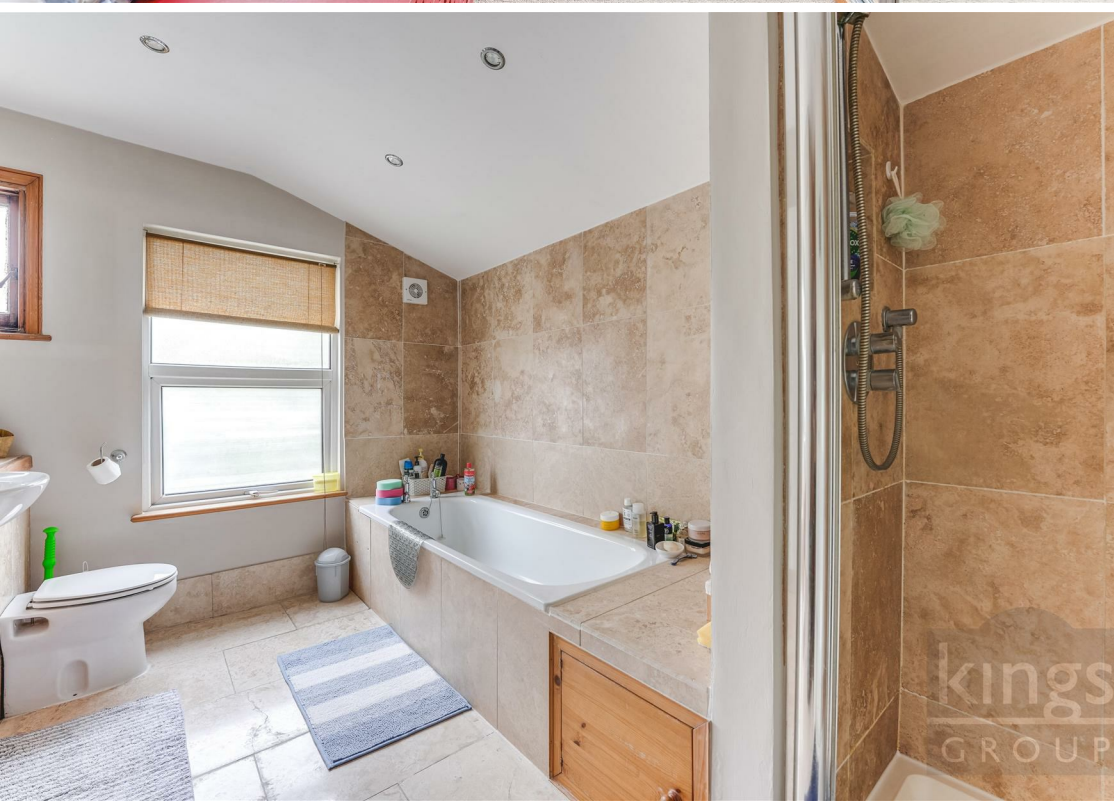
Water: Very Low





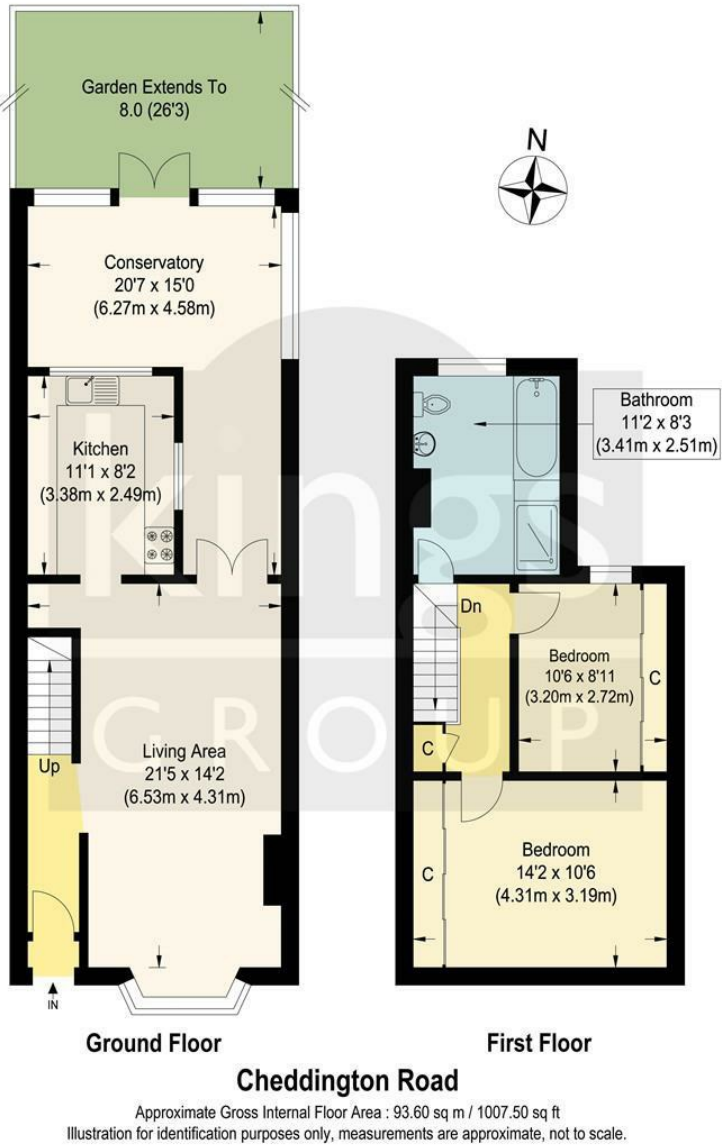
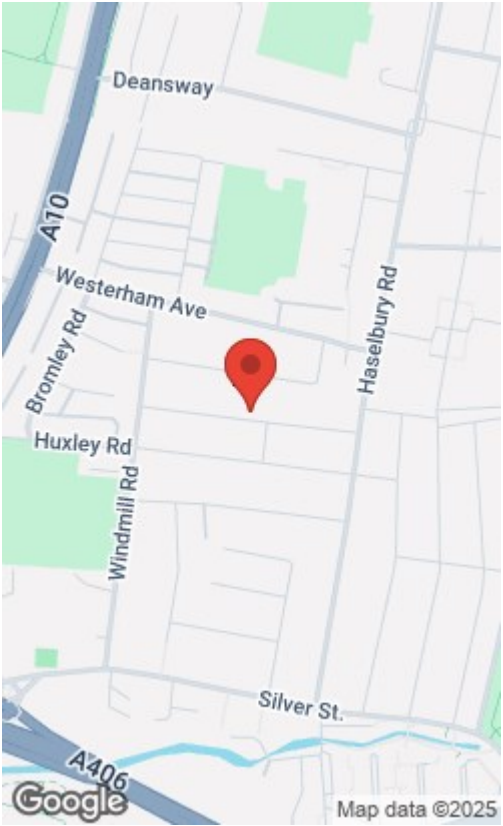
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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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