



Felixstowe Road, N9 0DX
London





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- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Victorian Build
- 23ft Open Plan Through Lounge
- First Floor Bathroom
- 45ft Rear Garden With Brick Build Shed
- Gas Central Heating & Double Glazing
- Close Proximity To Edmonton Green
- Chain Free
- Council Tax Band C

Offers Over £380,000



KINGS are pleased to present this Two Bedroom Victorian Terraced House with NO ONWARD CHAIN. This characterful period home boasts a 23FT OPEN PLAN THROUGH LOUNGE, a good sized fitted kitchen, and a lean-to/utility area leading to a 45FT REAR GARDEN with a brick built shed. The spacious FIRST FLOOR BATHROOM provides practicality whilst double glazing and gas central heating ensures comfort throughout the seasons.

Its prime location places you WITHIN WALKING DISTANCE of Edmonton Green train station, bus terminal, and shopping centre, making daily commutes and errands effortlessly convenient. This property presents a fantastic opportunity for families seeking a well connected yet peaceful residence with timeless Victorian charm or as an investment opportunity.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

RECEPTION/DINING ROOM 21'6 x 14'0 (6.55m x 4.27m)

KITCHEN 11'2 x 8'10 (3.40m x 2.69m)

FIRST FLOOR LANDING

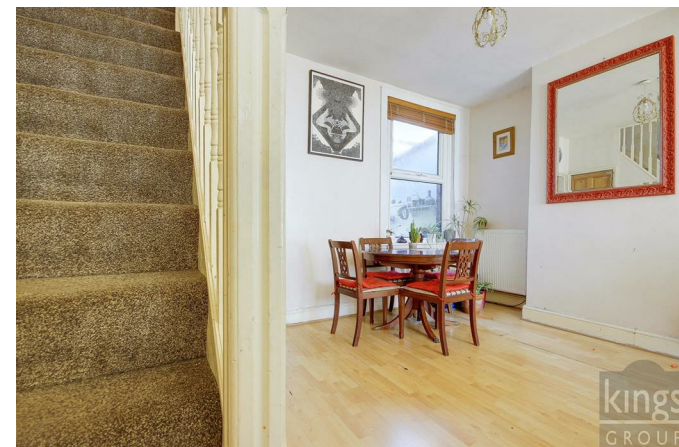
BEDROOM ONE 14'1 x 10'6 (4.29m x 3.20m)

BEDROOM TWO 10'7 x 8'9 (3.23m x 2.67m)

BATHROOM 11'2 x 8'9 (3.40m x 2.67m)

GARDEN 45'0 approx (13.72m approx)

BRICK BUILT SHED 13'2 x 6'11 (4.01m x 2.11m)

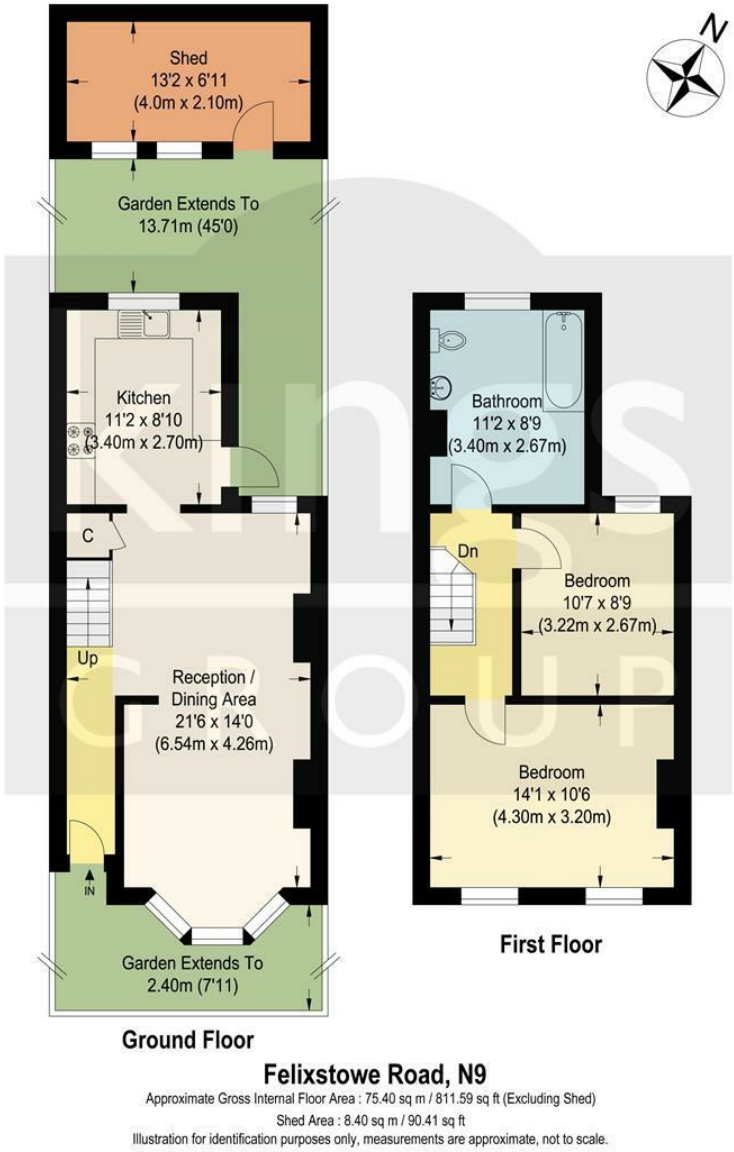
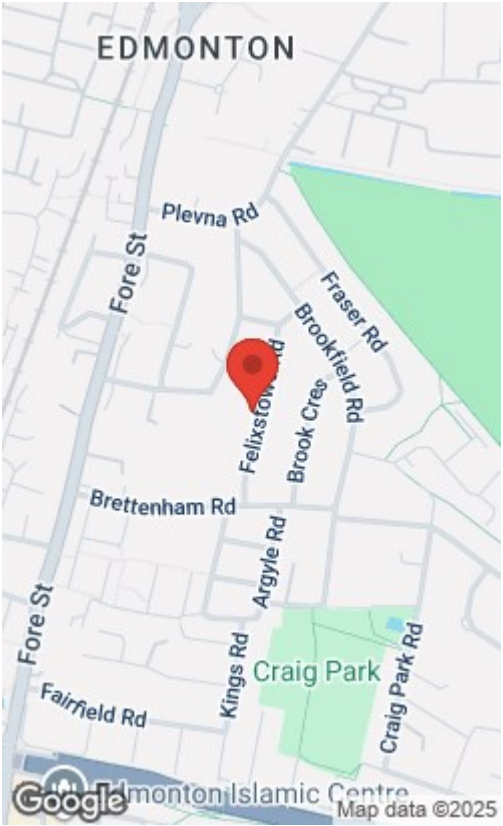








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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