



Felixstowe Road, N9 0DU
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- Two Reception Rooms
- Ground Floor Shower Room
- 40ft Rear Garden With Shed
- Gas Central Heating & Double Glazing
- Close Proximity To Edmonton Green Station
- Chain Free
- Council Tax Band C

£400,000



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KINGS are pleased to present this Three Bedroom Terraced House, ideally located within WALKING DISTANCE of Edmonton Green shopping centre and train station. This 1900's built period property boasts a SPACIOUS and flexible layout, and is offered CHAIN FREE presenting an excellent opportunity for both families and investors alike.

Featuring TWO RECEPTION ROOMS providing separate living and dining areas, a fitted kitchen, and a GROUND FLOOR SHOWER ROOM, making it practical for modern day living. Upstairs, the property offers three well proportioned bedrooms providing ample accommodation for a growing family.

Externally, the property benefits from a 40FT REAR GARDEN with a shed to the rear, offering additional storage and outdoor space. Additionally there is loft access, gas central heating and double glazing throughout.

Situated in the ever improving Lower Edmonton area, known as 'The Green', the property is well positioned for access to the A10 and A406 North Circular Roads. The area has undergone significant regeneration in recent years, benefiting from upgraded transport links, improved public spaces, and a wide range of local shops and amenities, whilst still retaining its popular indoor market.

Council Tax Band C

EPC Rating C

Construction Type - Standard (Brick, Tile)

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

PORCH

ENTRANCE HALL

LIVING ROOM 10'6" x 10'10" (3.20m x 3.30m)

RECEPTION ROOM 10'6" x 11'4" (3.20m x 3.45m)

KITCHEN 12'2" x 7'2" (3.71m x 2.18m)

INNER HALL

BATHROOM 6'7" x 7'2" (2.01m x 2.18m)

FIRST FLOOR LANDING

BEDROOM ONE 9'6" x 7'2" (2.90m x 2.18m)

BEDROOM TWO 10'6" x 8'6" (3.20m x 2.59m)

BEDROOM THREE 11'2" x 14'1" (3.41m x 4.30m)

GARDEN 40'0" approx (12.19m approx)

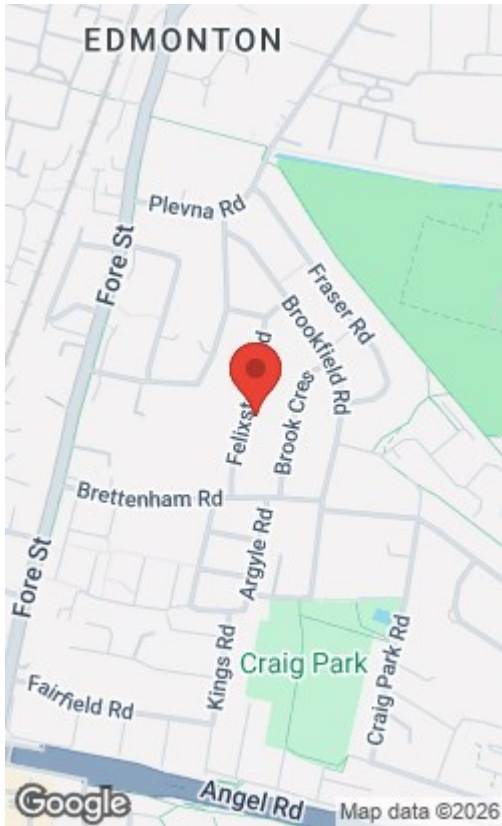




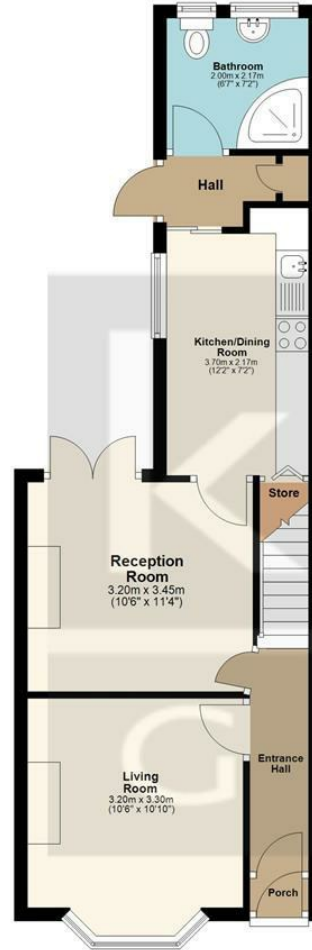
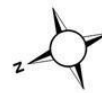




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Ground Floor
Approx. 41.0 sq. metres (441.1 sq. feet)
(excluding Store)



First Floor
Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 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.

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Plan produced using PlanUp.□

Felixstowe 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.

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