



Exeter Road, N9 0JG  
London

kings  
GROUP







## Exeter Road, N9 0JG

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Bay Fronted 1930's Style
- Open Plan Kitchen/Diner
- Ground Floor WC & First Floor Bathroom
- 40ft Rear Garden
- Close Proximity To Edmonton Green Train Station
- Walking Distance To Local Amenities
- Chain Free
- Council Tax Band C

Offers Over £400,000





KINGS are pleased to present this Three Bedroom Terraced House, available CHAIN FREE. This bay fronted 1930's style family home offers plenty of POTENTIAL comprising a front reception room and an OPEN PLAN KITCHE/DINER, a conveniently located GROUND FLOOR WC and a FIRST FLOOR BATHROOM. Further benefits include a 40FT REAR GARDEN, gas central heating and double glazing.

Local shops and bus routes are close by on Bounces Road whilst Edmonton Green station, bus terminal and shopping centre are just a short walk away. The property is also ideally situated for easy access to the A406 North Circular Road for commuters. The property provides plenty of space throughout whilst still having the POTENTIAL to extend to the rear and loft (stp).

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

RECEPTION ROOM 12'6 x 11'2 (3.81m x 3.40m)

KITCHEN / DINER 16'5 x 10'6 (5.00m x 3.20m)

WC 3'11 x 2'4 (1.19m x 0.71m)

#### FIRST FLOOR LANDING

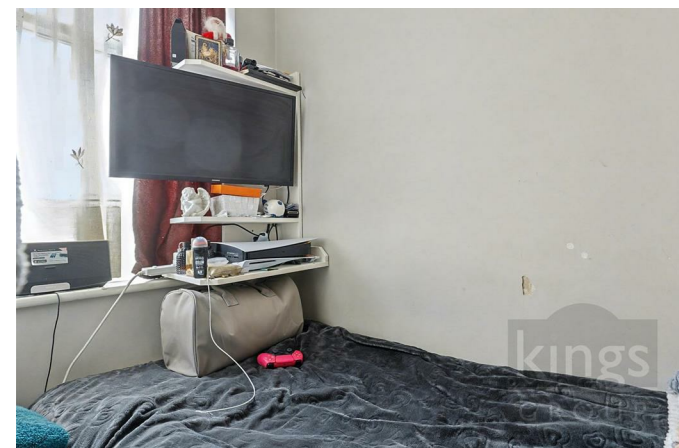
BEDROOM ONE 10'10 x 10'6 (3.30m x 3.20m)

BEDROOM TWO 10'10 x 10'6 (3.30m x 3.20m)

BEDROOM THREE 6'11 x 5'11 (2.11m x 1.80m)

BATHROOM 7'3 x 5'7 (2.21m x 1.70m)

GARDEN 40'0 approx (12.19m approx)





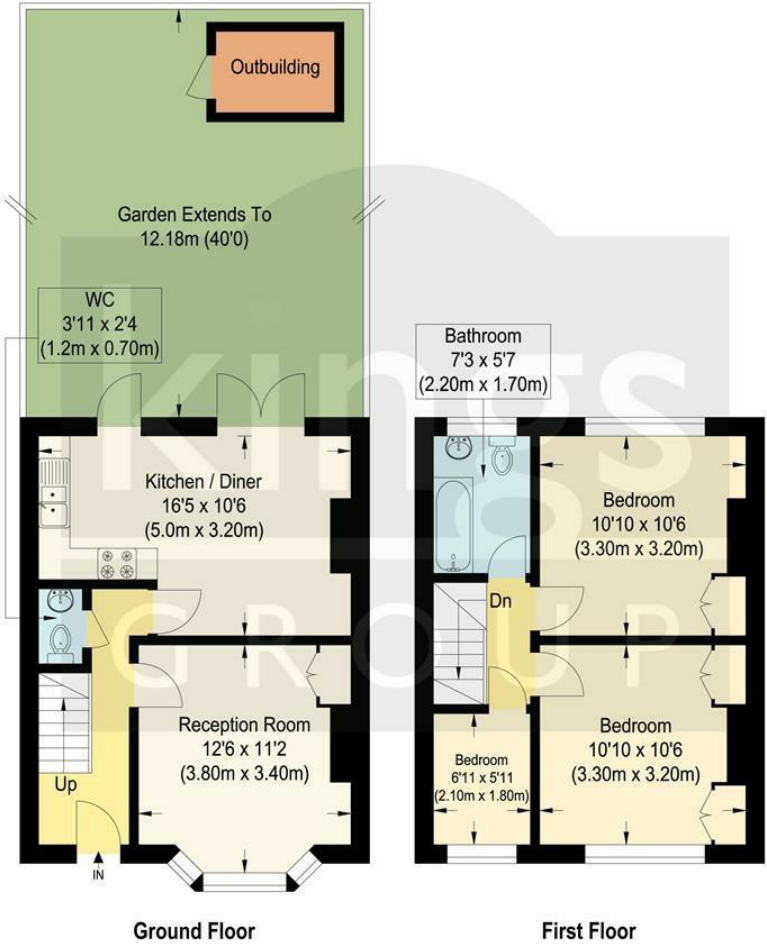
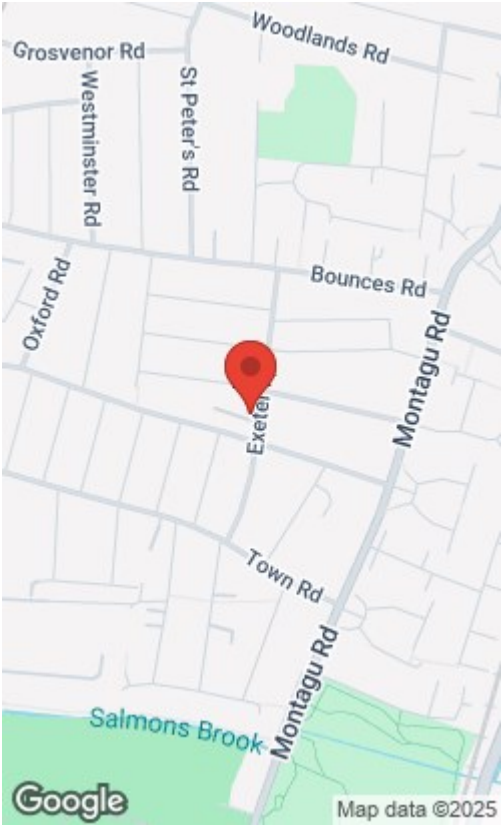








| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (82 plus) <b>A</b>                          |         |           | (82 plus) <b>A</b>                                              |         |           |
| (61-81) <b>B</b>                            |         |           | (61-81) <b>B</b>                                                |         |           |
| (49-60) <b>C</b>                            |         |           | (49-60) <b>C</b>                                                |         |           |
| (35-48) <b>D</b>                            |         |           | (35-48) <b>D</b>                                                |         |           |
| (29-34) <b>E</b>                            |         |           | (29-34) <b>E</b>                                                |         |           |
| (21-28) <b>F</b>                            |         |           | (21-28) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



### Exeter Road

Approximate Gross Internal Floor Area : 66.30 sq m / 713.64 sq ft  
(Excluding Outbuilding)  
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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

[www.kings-group.net](http://www.kings-group.net)

