



Gordon Road, N9 0LU
London





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- Kings Are Pleased To Present This
- Three Bedroom Victorian Terraced House
- Period Property With Character
- Two Reception Rooms
- Separate Fitted Kitchen & Utility Area
- Ground Floor Bathroom
- 70ft Landscaped Rear Garden
- Large Outbuilding/Workshop To Rear
- Gas Central Heating & Double Glazed Windows
- Walking Distance To Edmonton Green Train Station

£400,000



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KINGS are pleased to present this charming THREE BEDROOM VICTORIAN TERRACED HOUSE, situated within WALKING DISTANCE of Edmonton Green train station and shopping centre. This CHARACTERFUL PERIOD PROPERTY blends traditional style with modern comforts and is conveniently positioned close to all amenities with excellent transport links.

Inside, the home offers a spacious living environment with TWO RECEPTION ROOMS, features include fireplaces, elegant corncicing, warm tones, bespoke cabinetry, and a classic bay window. To the rear, a well-sized fitted kitchen is complemented by a SEPARATE UTILITY AREA, and a GROUND FLOOR BATHROOM adding convenience.

Upstairs, you'll find three generously sized double bedrooms, each with its own unique character. The master bedroom stands out spanning the full width of the house with plenty of light filling the room through the large bay window.

Outside, a LARGE 70FT LANDSCAPED REAR GARDEN provides the perfect outdoor space for entertaining or relaxing, with the added bonus of a VERSATILE OUTBUILDING, complete with electricity, making it perfect as a workshop, home office or studio. Further benefits include double glazed windows and gas central heating for efficiency.

Due to the CENTRAL LOCATION and generous accommodation on offer, we feel this would make an IDEAL FAMILY HOME or investment purchase. The promising Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years including redesigned public spaces, upgraded transport links and added shopping facilities, whilst still retaining its famous indoor market.

Council Tax Band C

EPC Rating C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE

LIVING ROOM 11'10 x 13'1 (3.61m x 3.99m)

DINING ROOM 13'1 x 13'1 (3.99m x 3.99m)

KITCHEN 9'10 x 7'10 (3.00m x 2.39m)

UTILITY ROOM 5'3 x 7'10 (1.60m x 2.39m)

BATHROOM 5'7 x 7'10 (1.70m x 2.39m)

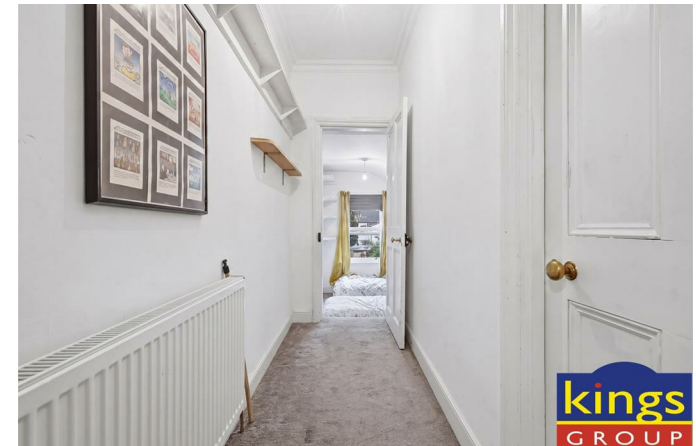
FIRST FLOOR LANDING

BEDROOM ONE 9'10 x 13'1 (3.00m x 3.99m)

BEDROOM TWO 9'10 x 9'2 (3.00m x 2.79m)

BEDROOM THREE 9'6 x 7'10 (2.90m x 2.39m)

GARDEN 70'10 x 4'11 (21.59m x 1.50m)







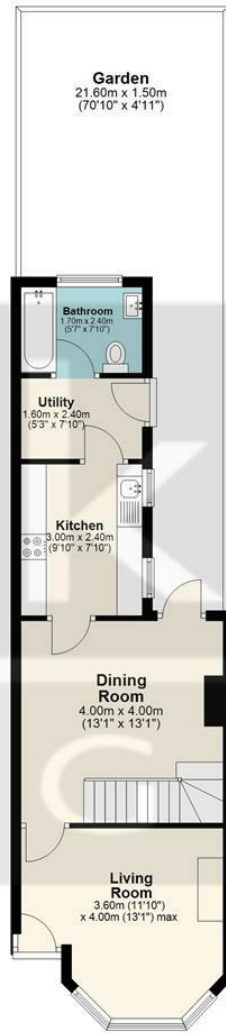


| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 70 | 78 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Ground Floor
Approx. 45.2 sq. metres (486.2 sq. feet)
(excluding Garden)



Total area: approx. 80.6 sq. metres (867.2 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.

Gordon 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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