



Giffard Road, N18 1DR
London





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- Kings Are Pleased To Present This
- Four Bedroom Semi Detached House
- Off Street Parking
- Open Plan Living/Dining Space
- 20ft Extended Kitchen
- First Floor Bathroom & Downstairs WC
- 30ft Rear Garden With Side Access
- Borders Of Tottenham N17
- Chain Free
- Council Tax Band D

Offers In Excess Of £499,995



KINGS are pleased to present this EXTENDED Four Bedroom Semi Detached House with OFF STREET PARKING, available with NO ONWARD CHAIN. This 1930's style family home features an entrance porch, a DOWNSTAIRS WC, and a spacious OPEN PLAN LIVING SPACE incorporating both living and dining areas, alongside a 20FT WIDE KITCHEN, ideal for everyday living and entertaining.

Upstairs, there are three well proportioned bedrooms and a family bathroom on the first floor, with stairs leading to the second floor where you will find a fourth bedroom. Further benefits include gas central heating, double glazing, and a 30ft rear garden with SIDE ACCESS.

Situated in Upper Edmonton on the borders of Tottenham N17, the location is highly convenient, offering local shops, schools, and parks nearby, as well as excellent transport links including Silver Street and White Hart Lane stations, providing easy access into central London. With ongoing investment and regeneration in the surrounding area, this property presents a fantastic opportunity for both homebuyers and investors.

Council Tax Band D

EPC Rating TBC

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: High



ENTRANCE HALL

LIVING ROOM 9'3 x 16'4 (2.82m x 4.98m)

DINING ROOM 12'2 x 16'4 (3.71m x 4.98m)

KITCHEN 10'2 x 20'4 (3.10m x 6.20m)

FIRST FLOOR LANDING

BEDROOM ONE 9'10 x 12'7 (3.00m x 3.84m)

BEDROOM TWO 7'3 x 9'4 (2.21m x 2.84m)

BEDROOM THREE 9'10 x 5'0 (3.00m x 1.52m)

BATHROOM 12'6 x 3'7 (3.81m x 1.09m)

SECOND FLOOR LANDING

BEDROOM 11'8 x 5'3 (3.56m x 1.60m)

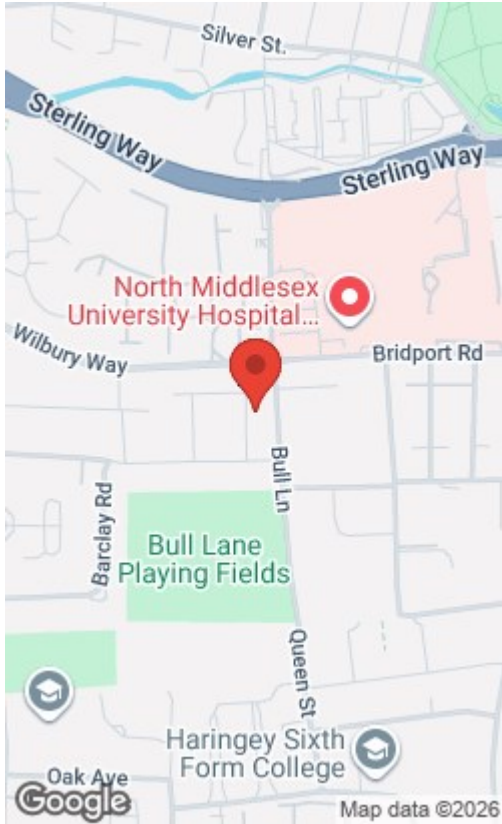
GARDEN



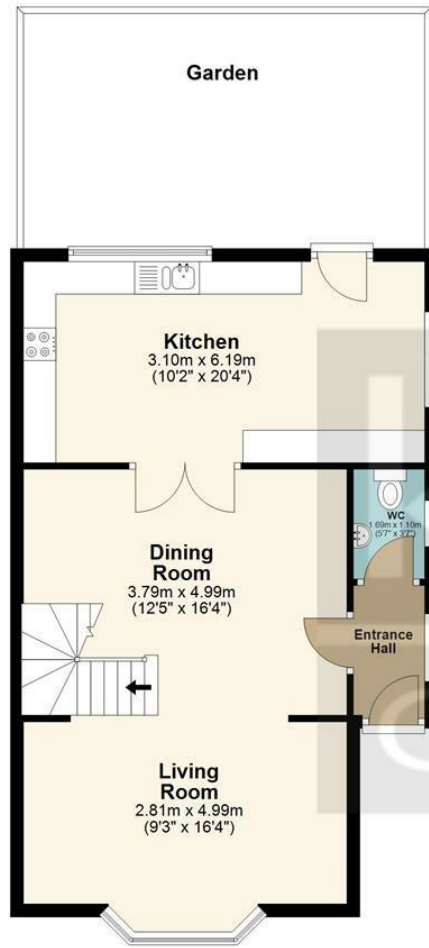




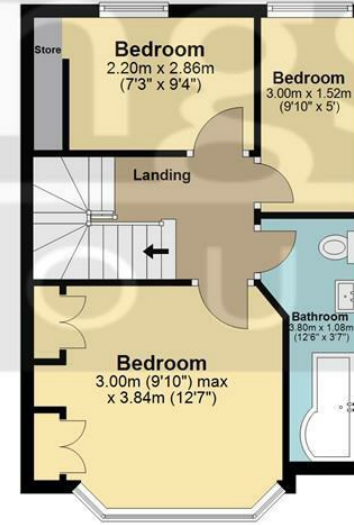
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
83	69		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



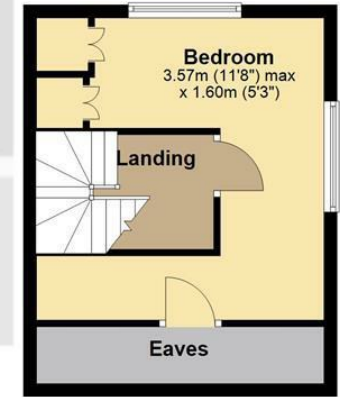
Ground Floor



First Floor



Second Floor



Total area: approx. 118.3 sq. metres (1273.0 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. □

Giffard 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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