



Cheddington Road, N18 1LU  
London

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# Cheddington Road, N18 1LU

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Build
- 23ft Bay Fronted Through Lounge
- Ground Floor Bathroom & Separate WC
- South Facing Garden
- Sought After Location
- Walking Distance To Silver Street Station
- Close Proximity To Local Amenities & Schools
- Council Tax Band C

£450,000





KINGS are pleased to present this Three Bedroom Victorian Terraced House, ideally situated on a desirable residential street just off Haselbury Road in the heart of Upper Edmonton N18. This PERIOD PROPERTY with an original brick facade offers traditional charm, positioned in a HIGHLY SOUGHT AFTER AREA with excellent transport links, amenities, and green spaces all within walking distance.

Inside, this family home offers a 23FT THROUGH LOUNGE with both living and dining areas, leading onto a good sized fitted kitchen and GROUND FLOOR BATHROOM with separate WC. Upstairs, you'll find three generously sized bedrooms, with fitted wardrobes in the master bedroom. Outside, a beautiful paved SOUTH FACING REAR GARDEN provides outdoor space for entertaining or relaxing. Further benefits include double glazing throughout and gas central heating.

Located on Cheddington Road, the property is just moments from Silver Street Overground Station, providing swift connections to Liverpool Street and beyond. Residents also benefit from proximity to the A406 North Circular Road, making commuting easy. Pymmes Park, a local favourite for outdoor leisure, is a short stroll away, while well-regarded schools and a variety of shops, cafés, and local services are all nearby – making this an ideal setting for families and professionals alike.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALLWAY

RECEPTION / DINING ROOM 23'3 x 11'5 (7.09m x 3.48m)

KITCHEN 11'8 x 8'2 (3.56m x 2.49m)

BATHROOM 6'1 x 5'1 (1.85m x 1.55m)

WC 6'1 x 2'5 (1.85m x 0.74m)

#### FIRST FLOOR LANDING

BEDROOM ONE 14'1 x 10'7 (4.29m x 3.23m)

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

BEDROOM THREE 11'3 x 8'3 (3.43m x 2.51m)

GARDEN 25'8 x 14'1 (7.82m x 4.29m)











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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential               |
| (92 plus) <b>A</b>                                              |                         |                         |
| (81-91) <b>B</b>                                                |                         |                         |
| (69-80) <b>C</b>                                                |                         |                         |
| (55-68) <b>D</b>                                                |                         |                         |
| (39-54) <b>E</b>                                                |                         |                         |
| (21-38) <b>F</b>                                                |                         |                         |
| (1-20) <b>G</b>                                                 |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| 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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