



Chester Road, N9 8JG
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House With Loft Room
- Victorian Build
- 24ft Open Plan Through Lounge
- Ground Floor Shower Room
- Conservatory
- Double Glazing & Gas Central Heating
- 34ft Rear Garden With Outbuilding
- Close To Edmonton Green & Local Shops
- Council Tax Band C

£450,000



KINGS are pleased to present this SPACIOUS THREE DOUBLE BEDROOM Terraced House with a LOFT ROOM in Lower Edmonton, N9. The double bay fronted Victorian property opens into an open plan 24FT THROUGH LOUNGE with both living and dining areas, a good sized separate kitchen, a modern GROUND FLOOR SHOWER ROOM and a conservatory providing utility space and plenty of natural light.

On the first floor, the master bedroom benefits from fitted wardrobes, and a staircase on the landing leading to the loft room makes way to a VERSATILE space with eaves storage. Further features include gas central heating, double glazing, and a 34ft paved rear garden with an OUTBUILDING.

Situated in a prime location for local amenities at the top of the road, this home is also within walking distance of Edmonton Green with excellent shopping, dining and leisure facilities, along with transport links including multiple bus routes and Edmonton Green train station. This large home is ideal for those looking to add their own touch, offering great scope for transformation and to extend if desired (stp).

Council Tax Band C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

ENTRANCE PORCH	BEDROOM TWO 11'6 x 9'9 (3.51m x 2.97m)
RECEPTION / DINING ROOM 24'7 x 14'4 (7.49m x 4.37m)	BEDROOM THREE 12'9 x 9'3 (3.89m x 2.82m)
KITCHEN 13'5 x 8'5 (4.09m x 2.57m)	STAIRS LEADING TO
BATHROOM 13'1 x 4'6 (3.99m x 1.37m)	LOFT ROOM 13'2 x 12'4 (4.01m x 3.76m)
CONSERVATORY 12'9 x 8'9 (3.89m x 2.67m)	GARDEN 34'1 (10.39m)
FIRST FLOOR LANDING	OUTBUILDING 12'4 x 6'7 (3.76m x 2.01m)
BEDROOM ONE 15'2 x 13'1 (4.62m x 3.99m)	







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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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate Gross Internal Floor Area : 126.40 sq m / 1360.55 sq ft
(Excluding Eaves & Shed)

Shed Area : 7.50 sq m / 80.72 sq ft

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.

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