



Queensland Avenue, N18 1AT
London

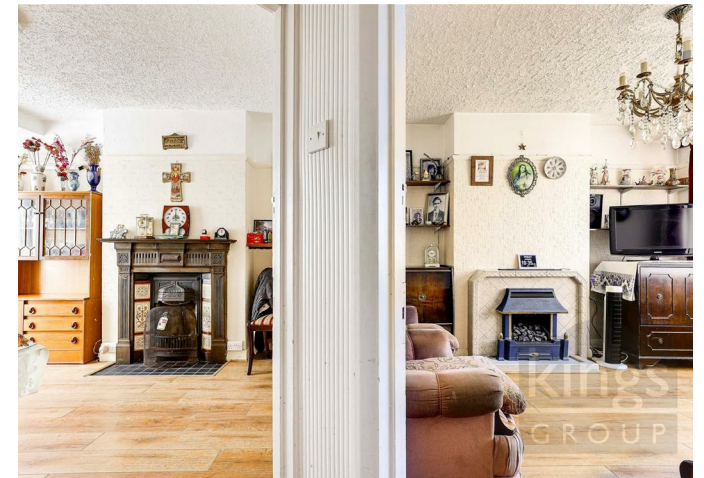
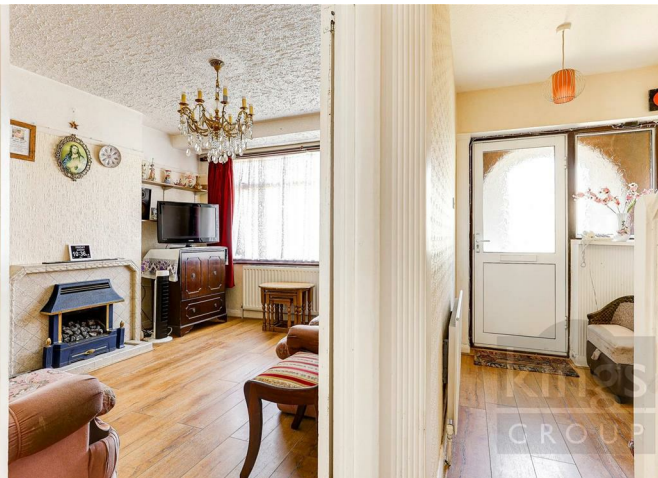




Queensland Avenue, N18 1AT

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- 1930's Build
- Three Reception Rooms
- Ground & First Floor Shower Rooms
- 30ft Rear Garden With Detached Garage & Workshop
- Side Access Road & Potential Off Street Parking (stp)
- Sought After Location
- Chain Free
- Council Tax Band D

£499,995



KINGS are pleased to present this EXTENDED Three Bedroom End Of Terrace House in a sought after location on the BORDERS OF PALMERS GREEN, available on a CHAIN FREE basis. This spacious 1930's built family home features an entrance porch, THREE RECEPTION ROOMS, a separate fitted kitchen, a utility space, and TWO SHOWER ROOMS on the ground and first floors.

Outside, there is a 30ft garden with a DETACHED GARAGE AND WORKSHOP to the rear with vehicular access via a SECURE SHARED ACCESS ROAD to the side. With gas central heating and double glazing, in our opinion this makes an ideal family home with plenty of POTENTIAL to add off street parking and extend (stp).

Situated on a popular residential turning of Upper Edmonton with effortless transport links such as the A10 and A406 North Circular roads. Palmers Green and White Hart Lane train stations are close by for city commuters. The property benefits from being within easy reach of NORTH MIDDLESEX HOSPITAL, local shops, amenities and popular schools.

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

- PORCH / ENTRANCE HALLWAY

RECEPTION ROOM 13'5 x 11'6 (4.09m x 3.51m)

RECEPTION ROOM TWO 13'2 x 10'3 (4.01m x 3.12m)

RECEPTION ROOM THREE 15'9 x 5'7 (4.80m x 1.70m)

KITCHEN 7'7 x 6'8 (2.31m x 2.03m)

UTILITY ROOM 5'7 x 3'11 (1.70m x 1.19m)

SHOWER ROOM 5'7 x 5'3 (1.70m x 1.60m)

FIRST FLOOR LANDING

BEDROOM ONE 12'10 x 10'6 (3.91m x 3.20m)

BEDROOM TWO 9'10 x 9'8 (3.00m x 2.95m)

BEDROOM THREE 6'9 x 6'7 (2.06m x 2.01m)

SHOWER ROOM 7'3 x 6'7 (2.21m x 2.01m)
- GARDEN 30 (9.14m)

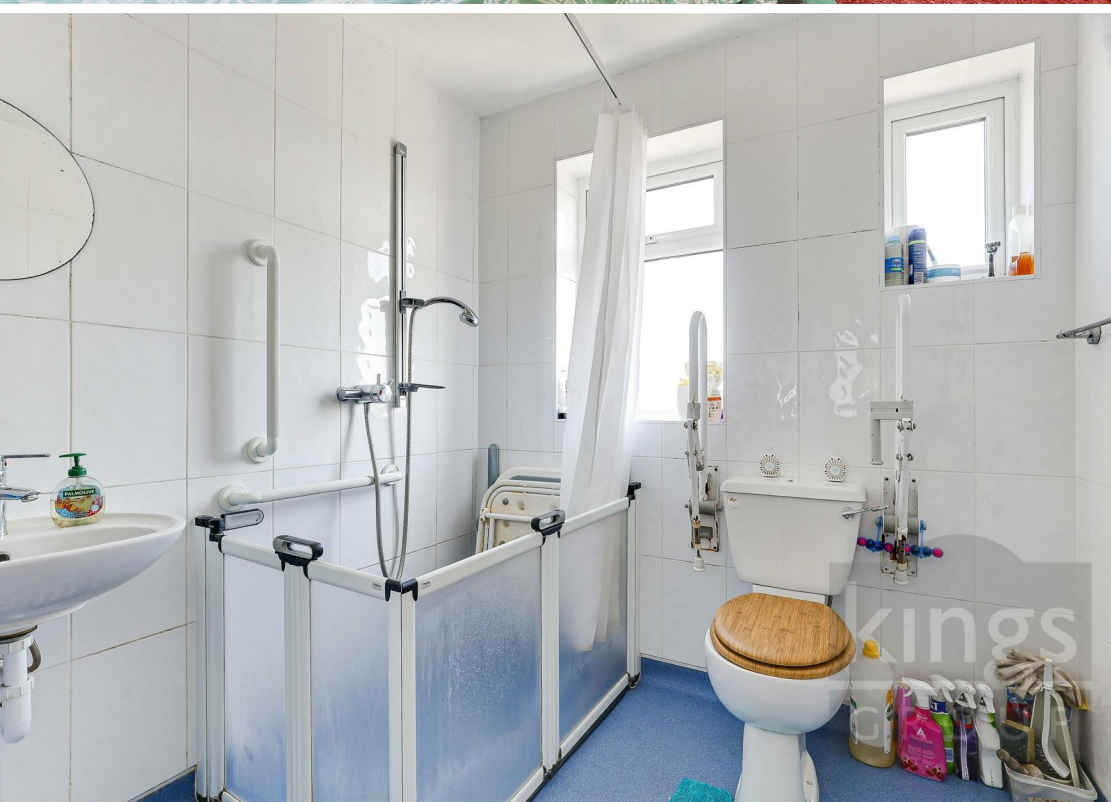
GARAGE



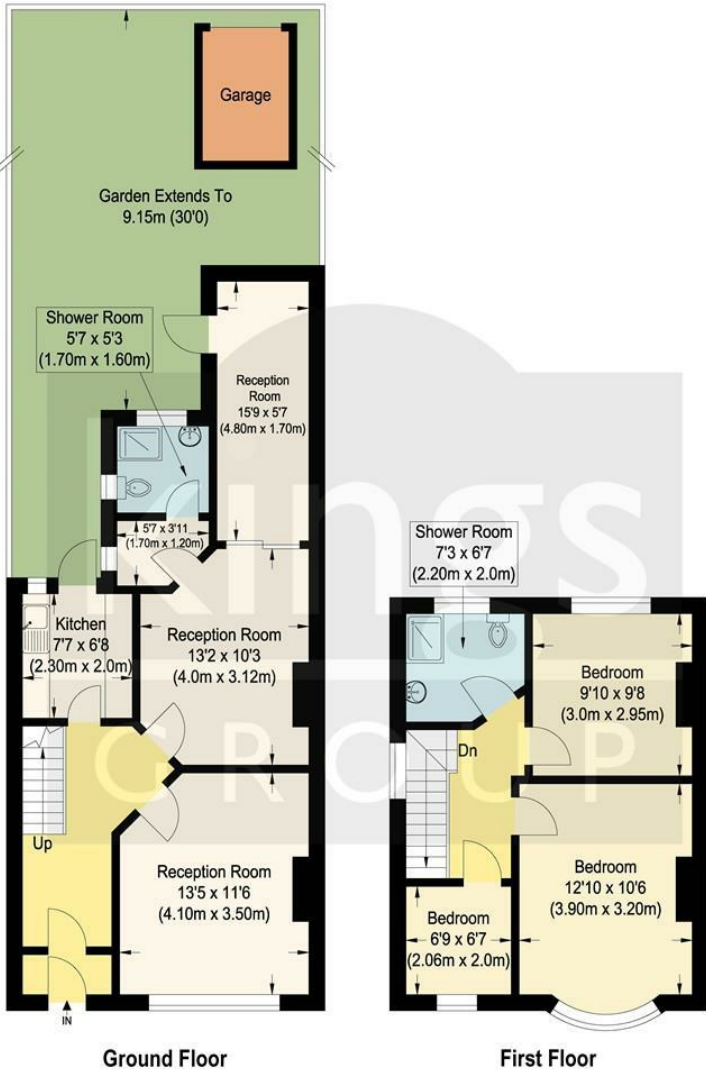
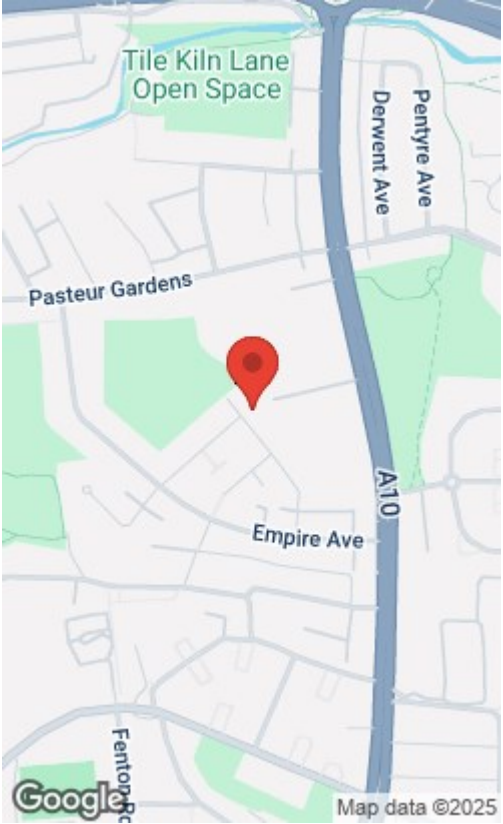


Kings
GROUP





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
(82 plus) A			(92 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) F			(21-38) F		
(1-20) G			(1-20) 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		



Queensland Avenue

Approximate Gross Internal Floor Area : 92.70 sq m / 997.81 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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