



Bexley Gardens, N9 9BX
London

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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Build
- Off Street Parking
- Two Reception Rooms
- First Floor Bathroom
- 52ft Garden With Rear Access
- Potential To Extend
- Sought After Location
- Council Tax Band D

£500,000



KINGS are pleased to present this **THREE BEDROOM TERRACED HOUSE** with **OFF STREET PARKING**, situated within a sought-after residential location. This attractive 1930's built family home offers well proportioned accommodation throughout, featuring **TWO RECEPTION ROOMS** comprising a bright **BAY FRONTED LIVING ROOM** and a separate **DINING ROOM**. The ground floor is further complemented by a **FITTED KITCHEN** providing direct access to the garden.

The first floor comprises **THREE BEDROOMS** and a **FAMILY BATHROOM**, creating a practical layout ideally suited to family living. Offering scope for a purchaser to update and personalise to their own taste, the property presents an excellent opportunity to create a long-term family home.

Externally, the property boasts a **52FT REAR GARDEN WITH REAR ACCESS**, providing excellent outdoor space with **POTENTIAL TO EXTEND**. Further benefits include **OFF STREET PARKING**, while local shops, schools, and transport links are all within easy reach, making this property an ideal purchase for families and investors alike.

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

ENTRANCE HALLWAY	BEDROOM TWO 10'9 x 10'5 (3.28m x 3.18m)
LIVING ROOM 12'5 x 11'3 (3.78m x 3.43m)	BEDROOM THREE 7'2 x 6'2 (2.18m x 1.88m)
DINING ROOM 10'9 x 10'3 (3.28m x 3.12m)	BATHROOM 5'8 x 5'10 (1.73m x 1.78m)
KITCHEN 7'8 x 6'2 (2.34m x 1.88m)	GARDEN 51'11 x 16'10 (15.82m x 5.13m)
LANDING	
BEDROOM ONE 12'4 x 10'4 (3.76m x 3.15m)	

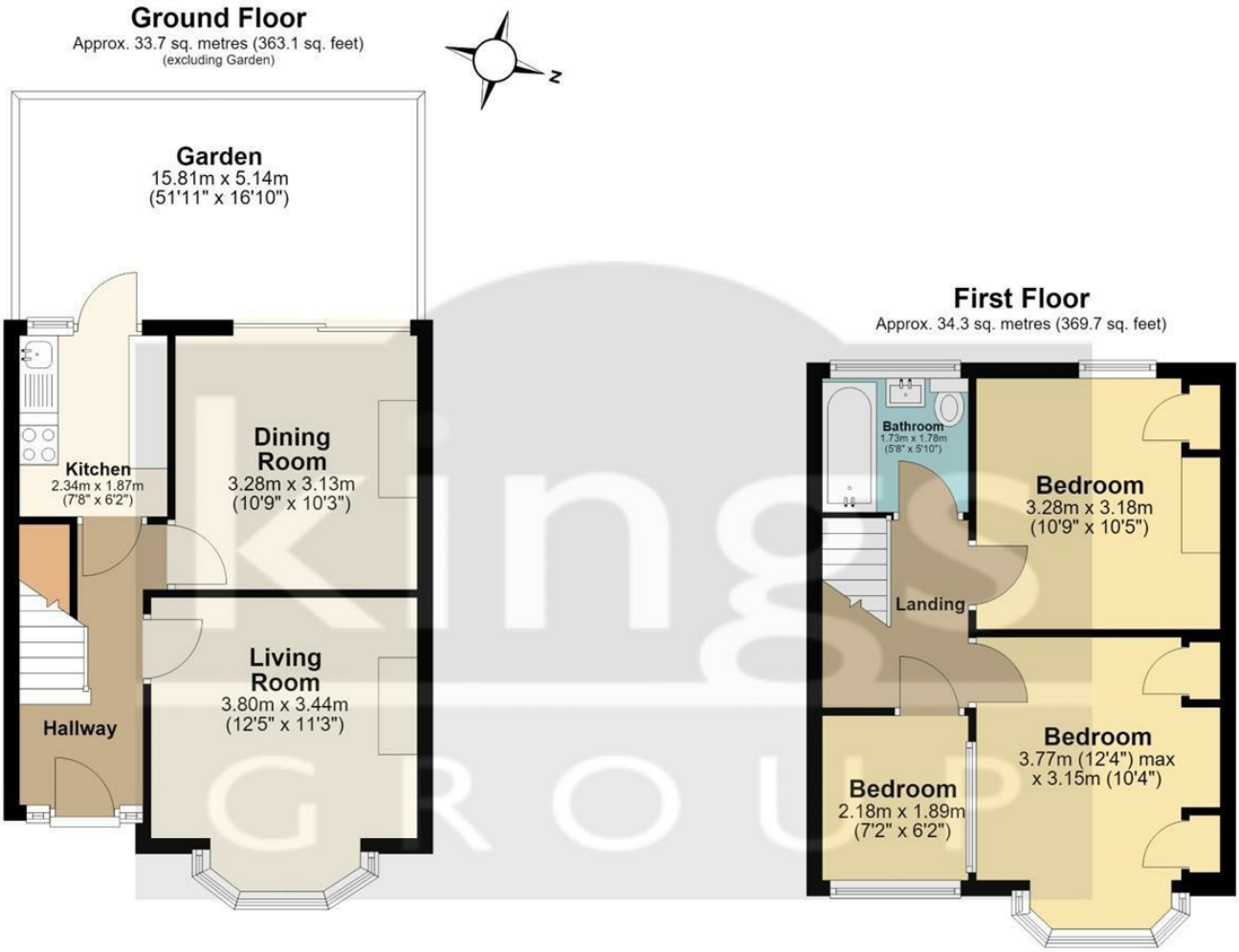
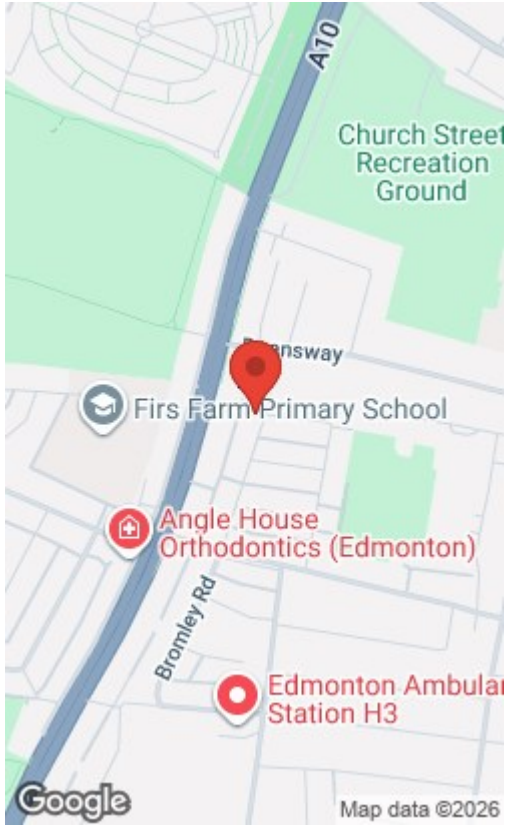








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Total area: approx. 68.1 sq. metres (732.8 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.

Bexley Gardens

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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

