



Malvern Terrace, N9 9PP
London





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- Kings Are Pleased To Present This
- Extended & Immaculate 1930's Built Family Home
- Three Bedroom Terraced House
- Off Street Parking
- Open Plan Kitchen/Dining Space
- Modern First Floor Bathroom & Downstairs WC
- Landscaped Rear Garden With Outbuilding
- Excellent Condition Throughout
- Sought After Cul-De-Sac Location
- Chain Free

Offers Over £500,000



KINGS are pleased to present this EXTENDED Three Bedroom Terraced House ideally situated in a sought after CUL-DE-SAC, offered with NO ONWARD CHAIN. The beautifully presented 1930's built family home features OFF STREET PARKING and a landscaped rear garden with a versatile OUTBUILDING. Having been thoughtfully improved and lovingly maintained by the current owners over many years, the house is perfectly suited to buyers looking for a home where they can MOVE STRAIGHT IN.

On the ground floor, a welcoming open entrance hall blends seamlessly into the bright front reception room, leading through to a generous OPEN PLAN KITCHEN/DINING SPACE. This serves as the heart of the home with a MODERN INTEGRATED KITCHEN and a spacious dining area for both everyday living and entertaining.

Upstairs there are three good sized bedrooms with fitted wardrobes in both doubles, along with a stylish contemporary bathroom. Additional benefits include a much needed DOWNSTAIRS WC adding further practicality, whilst both gas central heating and double glazing throughout ensure comfort and efficiency.

Conveniently located on a popular residential turning of N9 just off Latymer Road, the property is within easy reach of local shops, provides effortless access to Churchfield Primary School, and is also well connected to both Edmonton Green Train Station and the A10 Great Cambridge Road.

Council Tax Band D

EPC Rating C

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALL

LOUNGE 12'8 x 11'3 (3.86m x 3.43m)

DINING AREA 17'4 x 9'10 (5.28m x 3.00m)

KITCHEN 17'2 x 8'3 (5.23m x 2.51m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE 12'3 x 9'5 (3.73m x 2.87m)

BEDROOM TWO 12'9 x 10'5 (3.89m x 3.18m)

BEDROOM THREE 9'2 x 6'5 (2.79m x 1.96m)

BATHROOM 7'0 x 6'8 (2.13m x 2.03m)

GARDEN 18'8 x 17'2 (5.69m x 5.23m)

OUTBUILDING 17'2 x 7'5 (5.23m x 2.26m)





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	87		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor
Approx. 61.1 sq. metres (657.2 sq. feet)
(excluding Garden)



Total area: approx. 92.6 sq. metres (996.4 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.

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