



Hinton Road, N18 1PW  
London





## Hinton Road, N18 1PW

- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Bay Fronted 1930's Build
- Off Street Parking
- Spacious Kitchen/Diner & Separate Living Room
- First Floor Bathroom
- Generous 67ft Rear Garden With Side Access
- Double Glazing & Gas Central Heating
- Potential To Extend (stp)
- Chain Free

£524,995



KINGS are pleased to present this Three Bedroom Semi Detached House, situated within a sought after residential turning in Upper Edmonton N18, available with NO ONWARD CHAIN. This bay fronted 1930's built home boasts OFF STREET PARKING and a GENEROUS 67FT REAR GARDEN with side access.

Internally via the entrance porch and solid wood front door, the home provides bright, spacious accommodation comprising a separate living room, a SPACIOUS KITCHEN/DINER, and a versatile lean-to area with utility space. Further benefits include a FIRST FLOOR BATHROOM, double glazing and gas central heating throughout.

Offering EXCELLENT POTENTIAL TO EXTEND in all directions (stp), this property presents a fantastic opportunity for buyers looking to create a long term family home in a well connected North London location.

The property is conveniently positioned close to local shops, well regarded schools, parks and everyday amenities. There are excellent transport connections nearby including Silver Street train station, the A10 and the North Circular roads, providing easy access into Central London and surrounding areas.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

## PORCH

## ENTRANCE HALL

LIVING ROOM 10'2 x 11'6 (3.10m x 3.51m)

KITCHEN/DINING ROOM 11'6 x 17'1 (3.51m x 5.21m)

CONSERVATORY/LEAN-TO 6'11 x 17'1 (2.11m x 5.21m)

## FIRST FLOOR LANDING

BEDROOM ONE 11'6 x 10'6 (3.51m x 3.20m)

BEDROOM TWO 10'6 x 10'2 (3.20m x 3.10m)

BEDROOM THREE 7'3 x 6'11 (2.21m x 2.11m)

BATHROOM 6'11 x 6'7 (2.11m x 2.01m)

GARDEN 67'3 x 27'3 (20.50m x 8.31m)

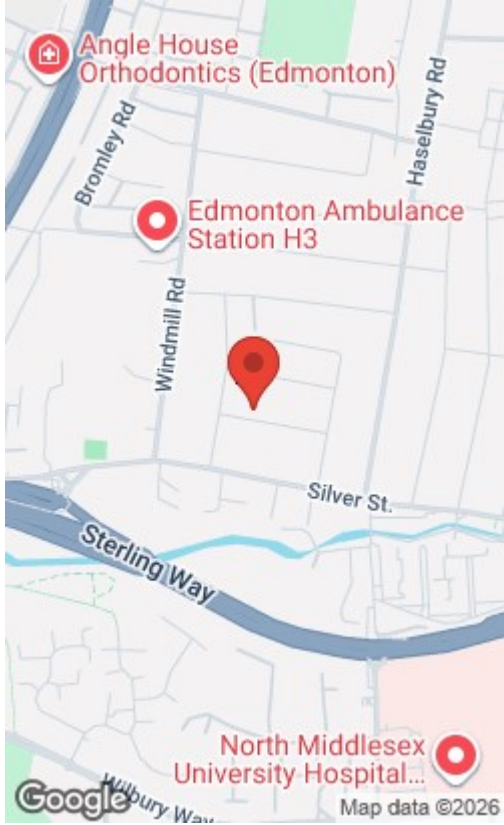




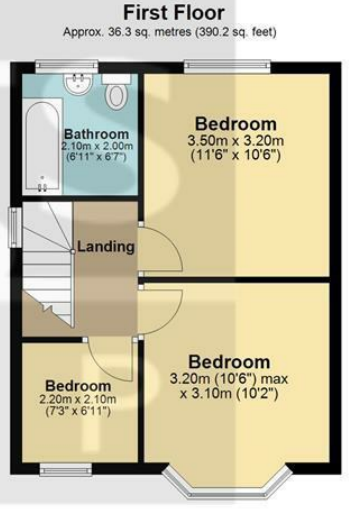
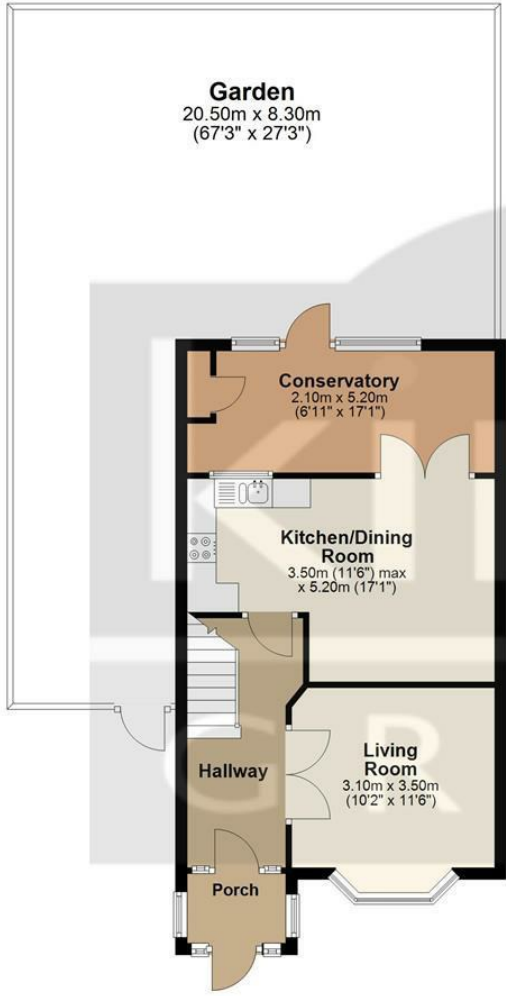




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] <b>A</b>	
[81-91] <b>B</b>		[81-91] <b>B</b>	
[69-80]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



**Ground Floor**  
Approx. 49.1 sq. metres (528.3 sq. feet)  
(excluding Garden)



Total area: approx. 85.3 sq. metres (918.5 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.

**Hinton Road**

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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