



Galliard Road, N9 7LP  
London





# Galliard Road, N9 7LP

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Build
- Off Street Parking
- Two Reception Rooms
- Extended Open Plan Kitchen
- First Floor Bathroom
- 40ft Garden With Rear Access Via Brick Shed
- Chain Free
- Council Tax Band D

£475,000



KINGS are pleased to present this spacious Three Bedroom Terraced House with OFF STREET PARKING located on the sought after Galliard Road, available CHAIN FREE. This 1930's style bay fronted property features a good sized 16ft lounge to the front, an EXTENDED open plan kitchen/dining area, a first floor bathroom, gas central heating and a 40FT SOUTH FACING GARDEN with rear access via a brick built shed.

We feel this is an ideal family home or investment in a popular area surrounded by amenities. Jubilee Park is within easy reach for locals to enjoy as are Southbury and Bush Hill Park Train Stations for commuters. There is easy access to Hertford Road and the A10 with transport links, schools and local shops within walking distance.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

**PORCH 4'8 x 1'8 (1.42m x 0.51m)**

**ENTRANCE HALL 12'0 x 5'4 (3.66m x 1.63m)**

**RECEPTION ROOM ONE 16'11 x 10'10 (5.16m x 3.30m)**

**RECEPTION ROOM TWO 16'10 x 8'5 (5.13m x 2.57m)**

**KITCHEN 16'10 x 9'8 (5.13m x 2.95m)**

**FIRST FLOOR LANDING 7'1 x 6'0 (2.16m x 1.83m)**

**BEDROOM ONE 14'2 x 10'5 (4.32m x 3.18m)**

**BEDROOM TWO 11'8 x 10'5 (3.56m x 3.18m)**

**BEDROOM THREE 7'1 x 6'0 (2.16m x 1.83m)**

**BATHROOM 7'5 x 6'0 (2.26m x 1.83m)**

**GARDEN 40'0 x 17'0 approx (12.19m x 5.18m approx)**









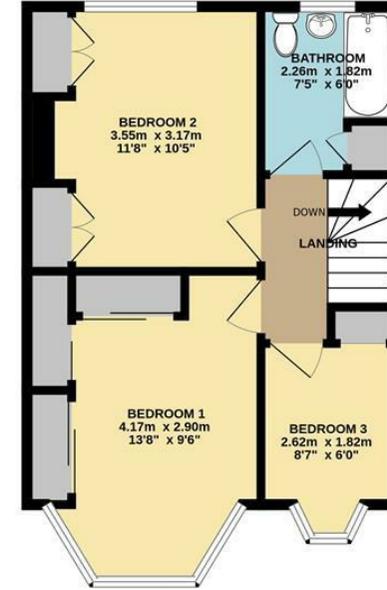
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			65
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
49.8 sq.m. (536 sq.ft.) approx.

1ST FLOOR  
35.4 sq.m. (381 sq.ft.) approx.



GALLIARD ROAD, EDMONTON, N9

TOTAL FLOOR AREA: 85.1 sq.m. (916 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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