



Picketts Lock Lane, N9 0AY
Edmonton





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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Off Street Parking & Garage To Side
- Two Reception Rooms
- Spacious Separate Kitchen
- Downstairs WC & First Floor Bathroom
- Generous Rear Garden
- Gas Central Heating & Double Glazing
- Potential To Extend To Side, Rear & Loft (stp)
- Chain Free

£460,000



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KINGS are pleased to present this spacious Three Bedroom Semi Detached House nestled on the outskirts of N9, available with NO ONWARD CHAIN. The property boasts OFF STREET PARKING and a GARAGE TO THE SIDE ensuring ample space for multiple vehicles, along with double glazing and gas central heating throughout providing a warm and comfortable environment.

Inside, there are TWO RECEPTION ROOMS overlooking the garden, a separate kitchen accessed via both the dining room and hallway, and a large store room located behind the garage through the side passage. A DOWNSTAIRS WC adds convenience, while the bathroom on the first floor adds to the home's functionality. Outside, the wide and GENEROUSLY SIZED REAR GARDEN offers plenty of outdoor space to enjoy.

We feel this would be perfect for families or investors looking for a well-appointed home with excellent expansion opportunities. There is immense POTENTIAL TO EXTEND TO THE SIDE, REAR AND LOFT (STP) making it ideal for those looking to enlarge and adapt the space to their needs whilst adding value.

The location just off Meridian Way has excellent transport links with Meridian Water and Edmonton Green train stations nearby, offering swift connections to Central London. Local amenities, schools, and shopping facilities are within easy reach both at Edmonton Green and Ravenside Retail Park.

The Lee Valley Leisure Complex and Regional Parkland provides fantastic recreational options only moments away, with an Odeon Luxe cinema, an 18-hole golf course and the well-equipped Lee Valley Athletics Centre complete with a gym, café and both indoor and outdoor tracks. The River Lee Navigation river provides peaceful riverside walks or cycling routes directly into central London or out to surrounding counties.

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



ENTRANCE HALL

DOWNSTAIRS WC 5'8 x 2'9 (1.73m x 0.84m)

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

DINING ROOM 7'10 x 11'10 (2.39m x 3.61m)

KITCHEN 9'10 x 11'6 (3.00m x 3.51m)

INNER HALL

STORE ROOM 6'7 x 10'2 (2.01m x 3.10m)

LANDING

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

BEDROOM TWO 9'6 x 11'10 (2.90m x 3.61m)

BEDROOM THREE 8'10 x 7'10 (2.69m x 2.39m)

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

GARAGE 15'5 x 8'2 (4.70m x 2.49m)

GARDEN 45'0 x 40'0 approx (13.72m x 12.19m approx)







