



Kingston Road, N9 7AJ
London





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- Kings Are Pleased To Present This
- Three Double Bedroom Terraced House
- Spacious 24ft Through Lounge
- Modern Kitchen & Separate Utility Area/Lean-To
- Modern Ground Floor Bathroom
- Restored Original Floorboards & Recently Redecorated
- Gas Central Heating & Double Glazing
- 50ft Rear Garden
- Walking Distance To Edmonton Green Train Station
- Chain Free

Offers In Excess Of £425,000



KINGS are pleased to present this charming **THREE DOUBLE BEDROOM TERRACED FAMILY HOME**, ideally situated within walking distance of Edmonton Green Station, shopping centre and excellent local bus routes. Offered to the market **CHAIN FREE**, we feel this attractive period property is presented in excellent condition, having been recently redecorated while retaining character features including **RESTORED ORIGINAL FLOORBOARDS**.

Upon entering through the porch and hall, you are welcomed into a bright and spacious **24FT THROUGH LOUNGE**, providing a superb living area with plenty of natural light. To the rear, the property benefits from a **MODERN FITTED KITCHEN**, complemented by a separate utility area/lean-to which adds valuable practicality for everyday tasks. A stylish ground floor bathroom completes the ground floor accommodation.

The first floor offers three generously sized double bedrooms, all providing comfortable and versatile space suitable for families, professional couples, or those working from home. Further benefits include gas central heating, double glazing throughout, and a **50FT REAR GARDEN**.

The property is conveniently located in a well established residential area close to Edmonton Green, where residents can enjoy local shops, supermarkets, restaurants, leisure facilities, and schools for all ages. Excellent transport connections provide easy access into Central London and surrounding areas via rail and bus services, while the nearby A10 and North Circular offer convenient road links across the capital and beyond. The area has also benefited from significant regeneration in recent years, further enhancing its appeal for both homeowners and investors alike.

Council Tax Band D

EPC Rating E

Construction Type - Standard

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

ENTRANCE HALL

THROUGH LOUNGE 24'9 x 11'7 (7.54m x 3.53m)

KITCHEN 9'0 x 8'10 (2.74m x 2.69m)

INNER HALL

UTILITY 13'7 x 5'0 (4.14m x 1.52m)

BATHROOM 7'5 x 8'2 (2.26m x 2.49m)

LANDING

BEDROOM ONE 11'0 x 14'6 (3.35m x 4.42m)

BEDROOM TWO 10'10 x 9'11 (3.30m x 3.02m)

BEDROOM THREE 9'0 x 8'10 (2.74m x 2.69m)

GARDEN 50'0 x 15'0 (15.24m x 4.57m)

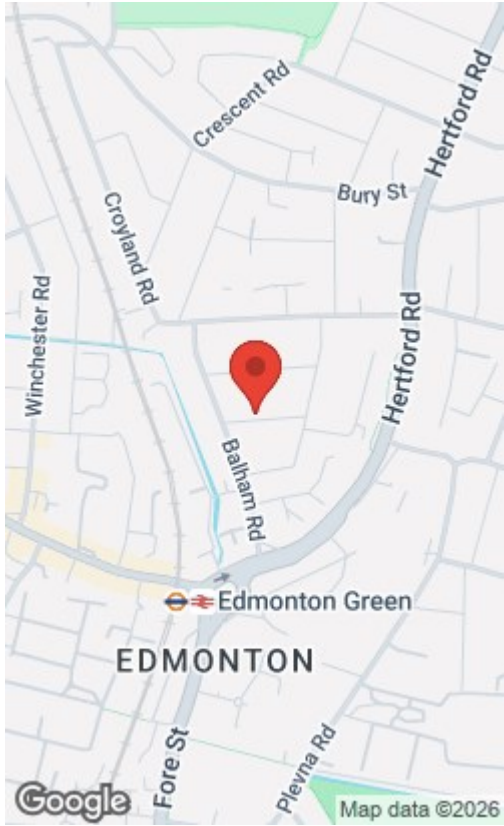




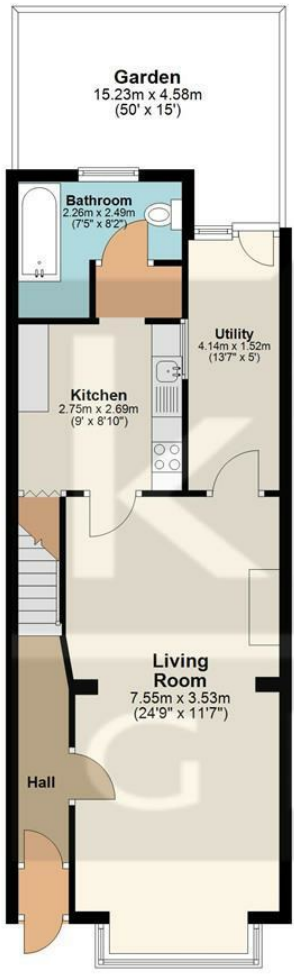




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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



Ground Floor
Approx. 50.6 sq. metres (544.5 sq. feet)
(excluding unnamed room, Garden)



Total area: approx. 87.9 sq. metres (946.3 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

Kingston 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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