



Stockton Road, N18 2AT  
London





## Stockton Road, N18 2AT

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Driveway For Two Cars
- 17ft Modern Kitchen/Diner
- Refitted Modern Walk-In Shower Room
- Laundry/Utility Area
- Double Glazing & Gas Central Heating
- 45ft Rear Garden
- Close To Meridian Water Train Station
- Council Tax Band C

£499,995



KINGS are pleased to present this THREE BEDROOM END OF TERRACE HOUSE situated in a sought after Upper Edmonton, N18 location. This WELL PRESENTED FAMILY HOME benefits from a DRIVEWAY FOR MULTIPLE CARS and offers spacious accommodation throughout.

The property features a MODERN 17FT KITCHEN/DINER, a modern REFITTED WALK-IN SHOWER ROOM, and a separate utility area. Further benefits include gas central heating, double glazing, a 45FT REAR GARDEN and potential to extend (stp).

The location is ideal served by both Silver Street and Meridian Water train stations , easy access to the A406, North Middlesex University Hospital and a range of local schools all within close proximity. Angel Edmonton is well known for its wide variety of shops, cafés, and restaurants along Fore Street, all within walking distance, whilst a retail park for larger stores is also nearby.

The property is positioned between TWO OF NORTH LONDON'S LARGEST REGENERATION PROJECTS, being the ongoing improvements around White Hart Lane and the exciting Meridian Water development, set to bring new homes, businesses, leisure facilities and improved transport links to the area.

Council Tax Band: C

Construction Type: Standard Construction (Brick and Tile)

Flood Risk: Rivers and Seas: Very Low, Surface Water: Very Low

#### PORCH

#### ENTRANCE HALL

RECEPTION ROOM 13'10 x 13'3 (4.22m x 4.04m)

KITCHEN 17'5 x 8'5 (5.31m x 2.57m)

UTILITY ROOM 11'4 x 10'1 (3.45m x 3.07m)

SHOWER ROOM 15'7 x 4'11 (4.75m x 1.50m)

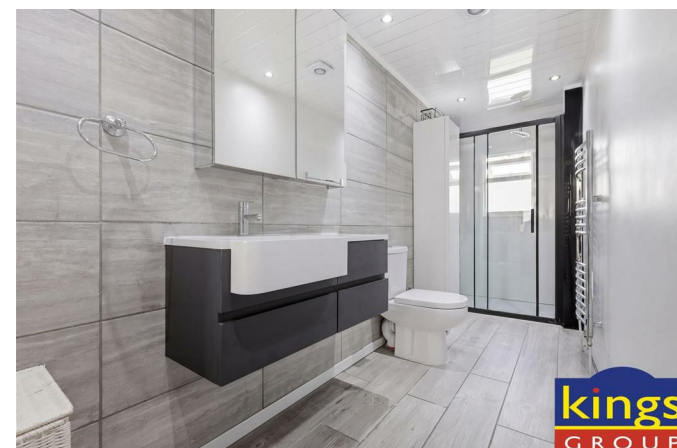
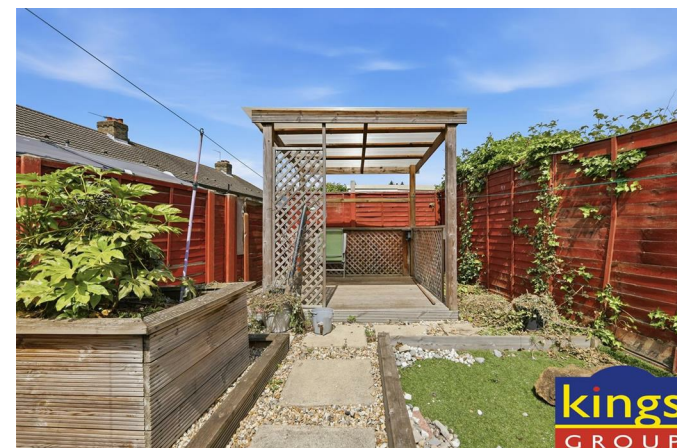
#### FIRST FLOOR LANDING

BEDROOM ONE 17'5 x 10'2 (5.31m x 3.10m)

BEDROOM TWO 11'7 x 9'4 (3.53m x 2.84m)

BEDROOM THREE 8'7 x 7'8 (2.62m x 2.34m)

GARDEN 45'0 approx (13.72m approx)









Energy Efficiency Rating		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			
England & Wales	EU Directive 2002/91/EC	68	79

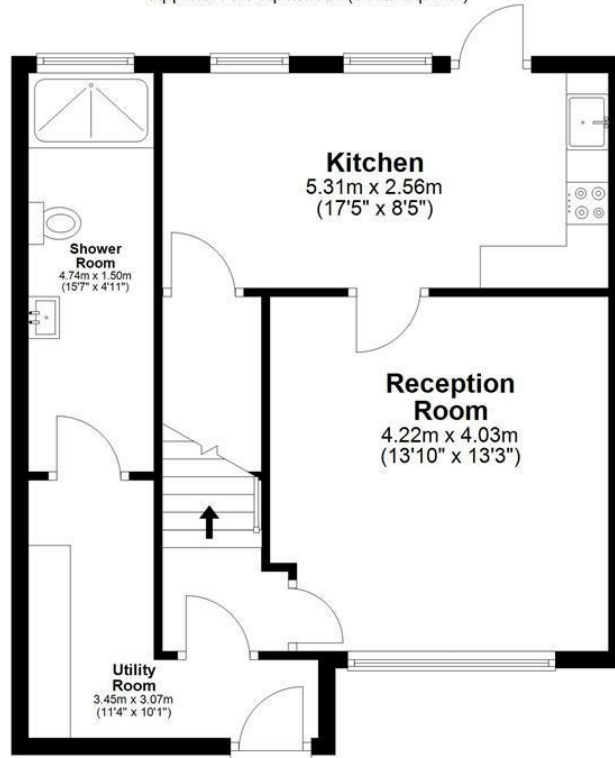
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive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



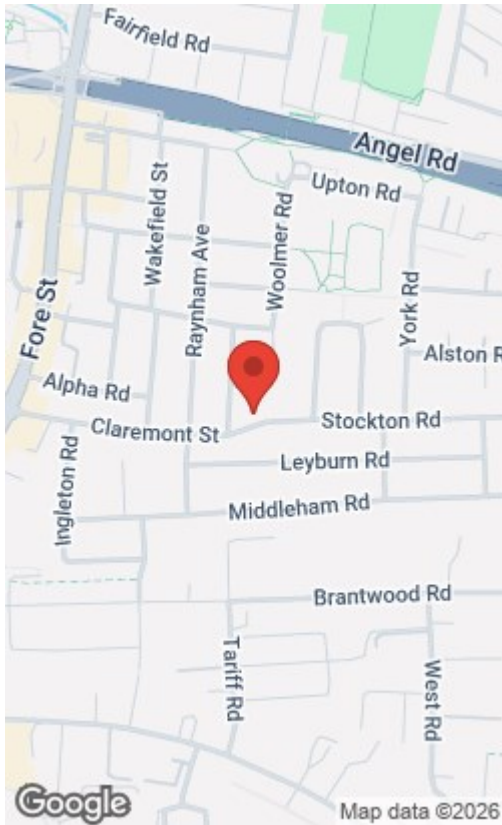
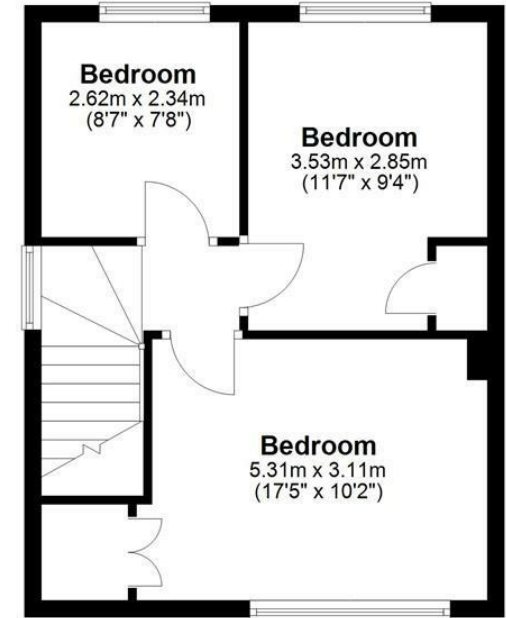
### Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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### Stockton Road

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