



www.kings-group.net

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Nightingale Road, Edmonton, N9 8PP

£1,900

- Kings Are Delighted To Bring You This
- 1930's Build
- Extended Modern Kitchen
- Ensuite To Master Bedroom
- Garage Via Service Road

KINGS are delighted to bring you this Excellent Four Bedroom EXTENDED Terraced House to the market in IMMACULATE condition on a CHAIN FREE basis. This very spacious 1930's Built property has been opened up on the ground floor with a large L shaped Lounge/Diner, double doors lead on to a Modern High Gloss Kitchen with Appliances and Breakfast Bar, an added Porch to the front and a very convenient Downstairs WC. On the first floor there are three well proportioned bedrooms and a first floor family bathroom, whilst on the added second floor is the bright and airy Master Bedroom with dual aspect windows and EN SUITE Shower Room.

There are also the added benefits of a GARAGE to the rear of the garden accessed via a service road only moments away, along with refitted Gas Central Heating and Double Glazing resulting in there being very little for any new owner to do other move in. We feel that this would make a great residential home or investment and internal viewings would be highly recommended. EPC Rating D

FRONT DOOR TO

ENTRANCE HALLWAY

With doors to:

THROUGH-LOUNGE

20'6 x 16'6 (6.25m x 5.03m)

With double glazed bay window to front, radiator,, tiled floor.

KITCHEN

14'7 x 8'3 (4.45m x 2.51m)

With double glazed window to side, range of wall and base units work tops over, sink unit, washing machine, dishwasher, cooker, hob, space for fridge/freezer, tiled floor

GROUND FLOOR CLOAKROOM

With low level wc, wash hand basin, tiled floor.

STAIRCASE TO FIRST FLOOR LANDING

With doors to:

BEDROOM TWO

14'0 x 9'9 (4.27m x 2.97m)

With double glazed window to rear gardens, radiator, laminated wood style floor

BEDROOM THREE

7'6 x 5'9 (2.29m x 1.75m)

With double glazed window to front, radiator, laminated wood style floor

BEDROOM FOUR

13'8 x 10'0 (4.17m x 3.05m)

With double glazed window to rear gardens, radiator, laminated wood style floor

BATHROOM/WC

With double glazed frosted window to rear, low level wc, wall mounted wash hand basin, panel enclosed bath with shower, part tiled walls, tiled floor

BEDROOM ONE / LOFT

17'6 x 11'3 (5.33m x 3.43m)

With velux windows, wardrobes, further eves storage, radiator, to:

EN-SUITE SHOWER/WC

9'5 x 9'3 (2.87m x 2.82m)

With low level wc, wash hand basin, shower cubicle,

EXTERIOR: REAR GARDENS

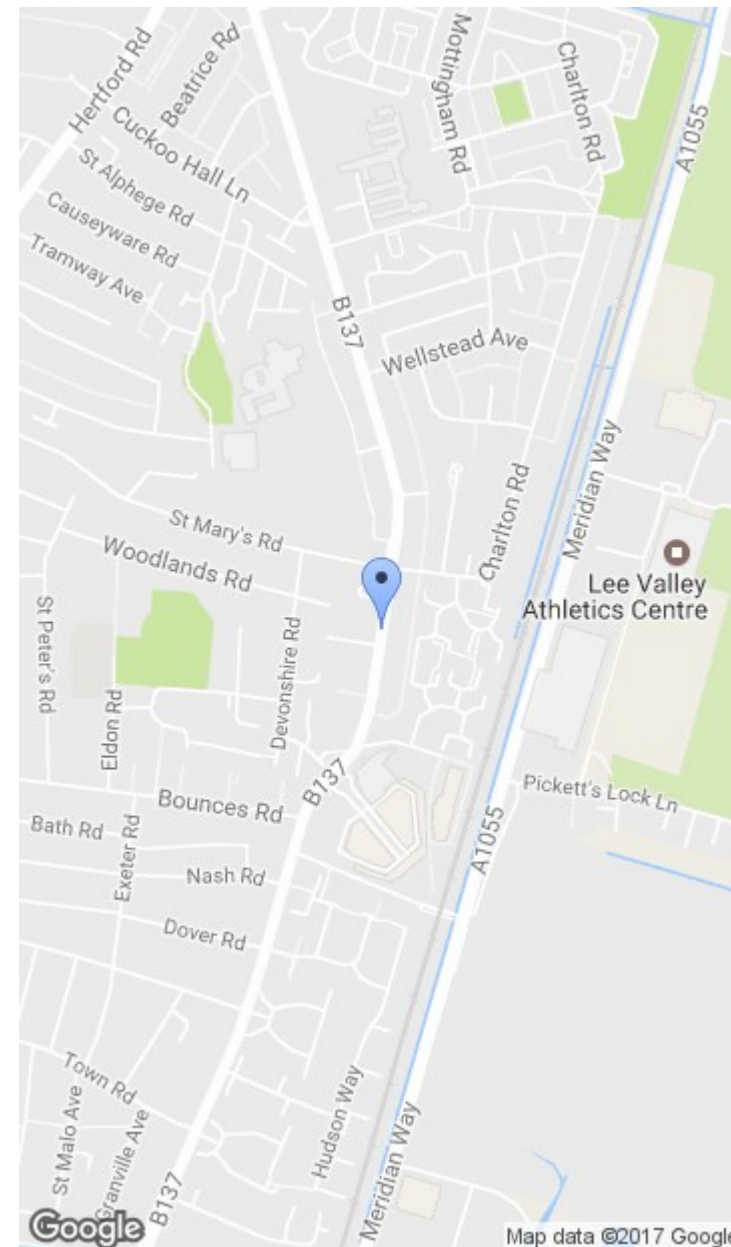
With lawn, patio,

GARAGE AND PARKING ACCESS VIA REAR SERVICE ROAD

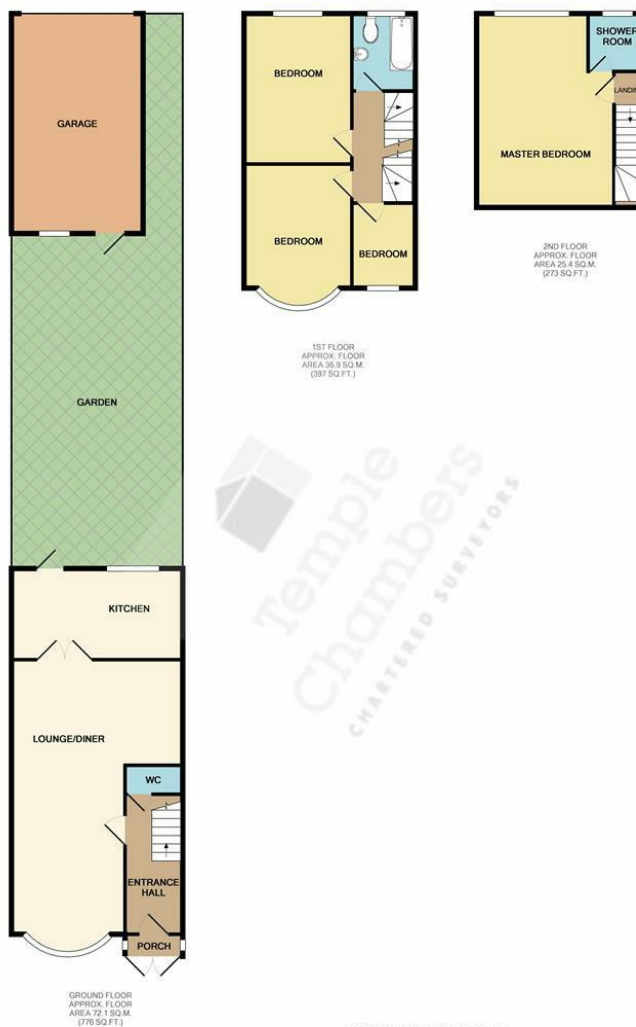
FRONT GARDENS

EPC RATING D

- Four Bedroom Terraced House
- Large L Shaped Lounge/Diner
- Front & Rear Gardens
- Downstairs WC
- Chain Free







Temple
Chambers
CHARTERED SURVEYORS

NIGHTINGALE ROAD, EDMONTON, N9
TOTAL APPROX. FLOOR AREA 134.4 SQ.M. (1446 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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