



Westoe Road, N9 0SH
London





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- Kings Are Pleased To Present This
- Two/Three Bedroom Terraced House
- Bay Fronted 1900's Build
- 24ft Open Plan Through Lounge
- Original Wooden Floorboards & Feature Fireplace
- Separate Fitted Kitchen
- Ground Floor Bathroom & Separate WC
- Secluded Courtyard Style Garden
- Gas Central Heating & Double Glazing
- Walking Distance To Edmonton Green Station

Offers In Excess Of £400,000



KINGS are pleased to present this charming Two/Three Bedroom Terraced House, ideally situated WITHIN WALKING DISTANCE OF EDMONTON GREEN TRAIN STATION. The attractive 1900's built BAY FRONTED family home offers a wealth of character along with well presented and spacious accommodation throughout.

Entering through the porch, you are greeted by an impressive 24FT OPEN PLAN THROUGH LOUNGE with an open balustrade central staircase, a feature fireplace and restored ORIGINAL WOODEN FLOORBOARDS, creating the ideal space for both relaxing and entertaining. Further on, the fitted kitchen has plenty of natural light, whilst a GROUND FLOOR BATHROOM and SEPARATE WC add practicality and convenience for modern family living.

Upstairs, the period property offers two large double bedrooms and a third bedroom accessed via bedroom two. Further benefits include a secluded courtyard style garden, gas central heating and double glazing. With generous room sizes and a versatile layout, this home is perfectly suited to families, first time buyers and those seeking a property ready to move straight into.

Situated just off Fore Street there is an abundance of shops and restaurants, along with Edmonton Green Shopping Centre and Retail Park all within close proximity. With effortless access to Edmonton Green Station along with an extensive regular bus service this property is well connected with everything you could need right on your doorstep.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

PORCH 4'7 x 2'11 (1.40m x 0.89m)

LOUNGE/DINER 23'7 x 13'9 (7.19m x 4.19m)

KITCHEN 9'06 x 8'0 (2.90m x 2.44m)

BATHROOM 5'0 x 8'0 (1.52m x 2.44m)

WC 5'04 x 2'09 (1.63m x 0.84m)

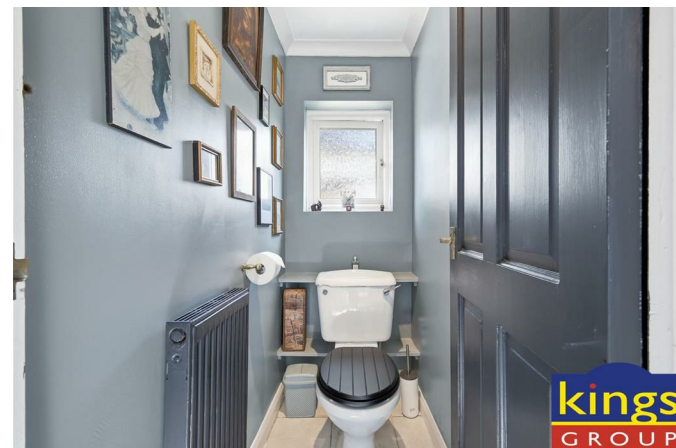
FIRST FLOOR LANDING 2'07 x 5'02 (0.79m x 1.57m)

BEDROOM ONE 11'10 x 14'1 (3.61m x 4.29m)

BEDROOM TWO 9'6 x 14'1 (2.90m x 4.29m)

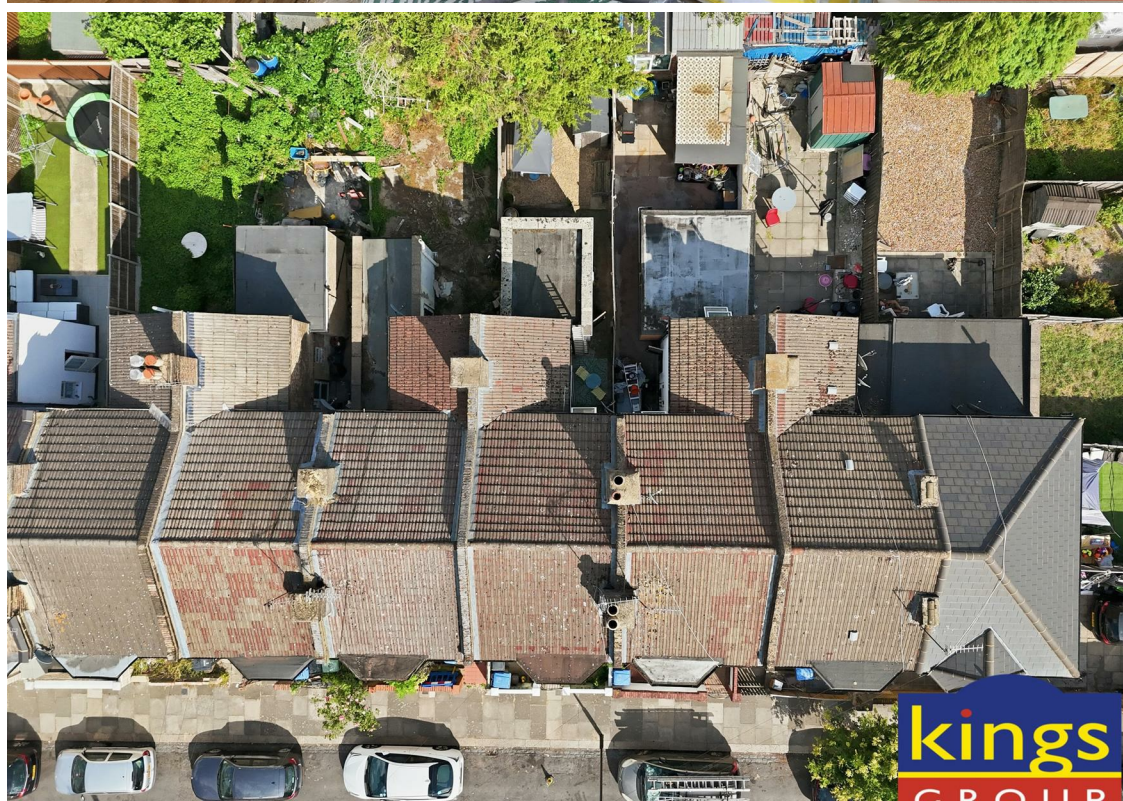
BEDROOM THREE 9'06 x 8'01 (2.90m x 2.46m)

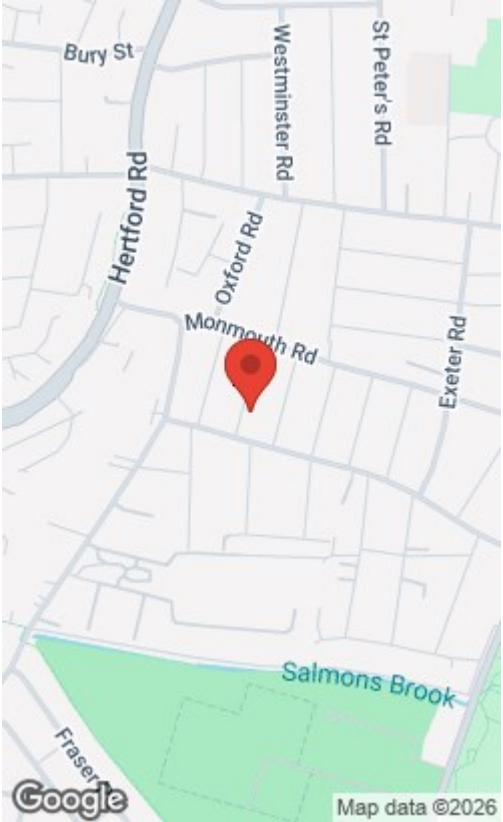
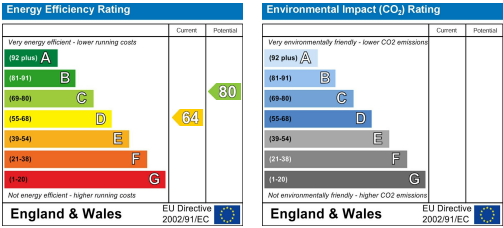
GARDEN 18'05 x 13'05 (5.61m x 4.09m)











WESTOE ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 84.2 sq.m. (907 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 errors, 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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