



Woodlands Road, N9 8RT
London





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- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 1950's Style
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Potential For Parking (stp)
- Close Proximity To Local Amenities
- Chain Free
- Council Tax Band C

Offers Over £390,000



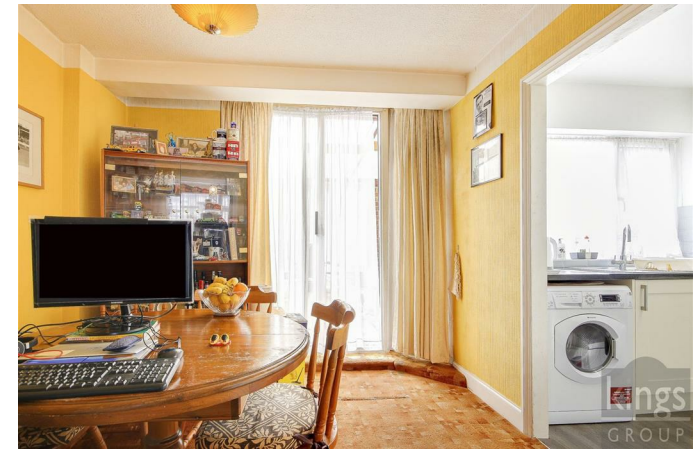
KINGS are pleased to present this Two Bedroom Terraced House available with NO ONWARD CHAIN. This well presented 1950's style property features an entrance porch, TWO RECEPTION ROOMS, a modern kitchen, a FIRST FLOOR BATHROOM, conservatory, double glazing, gas central heating and a 42FT REAR GARDEN with a shed/workshop. There is also potential off street parking (stp),

The property is situated just off Hertford Road within easy reach of Edmonton Green shopping centre, bus terminal and train station. There are local shops and amenities close by along with Eldon School within walking distance making this ideal for families or for investor looking for something that is well connected.

Council Tax Band C

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

Construction Type - Standard (Brick, Tile)



PORCH / ENTRANCE HALLWAY

RECEPTION ROOM 13'0 x 12'6 (3.96m x 3.81m)

DINING ROOM 10'10 x 9'3 (3.30m x 2.82m)

KITCHEN 8'10 x 6'3 (2.69m x 1.91m)

CONSERVATORY 9'8 x 7'3 (2.95m x 2.21m)

BEDROOM ONE 13'0 x 10'7 (3.96m x 3.23m)

BEDROOM TWO 9'5 x 9'0 (2.87m x 2.74m)

BATHROOM 6'1 x 5'11 (1.85m x 1.80m)

GARDEN 42'0 approx (12.80m approx)

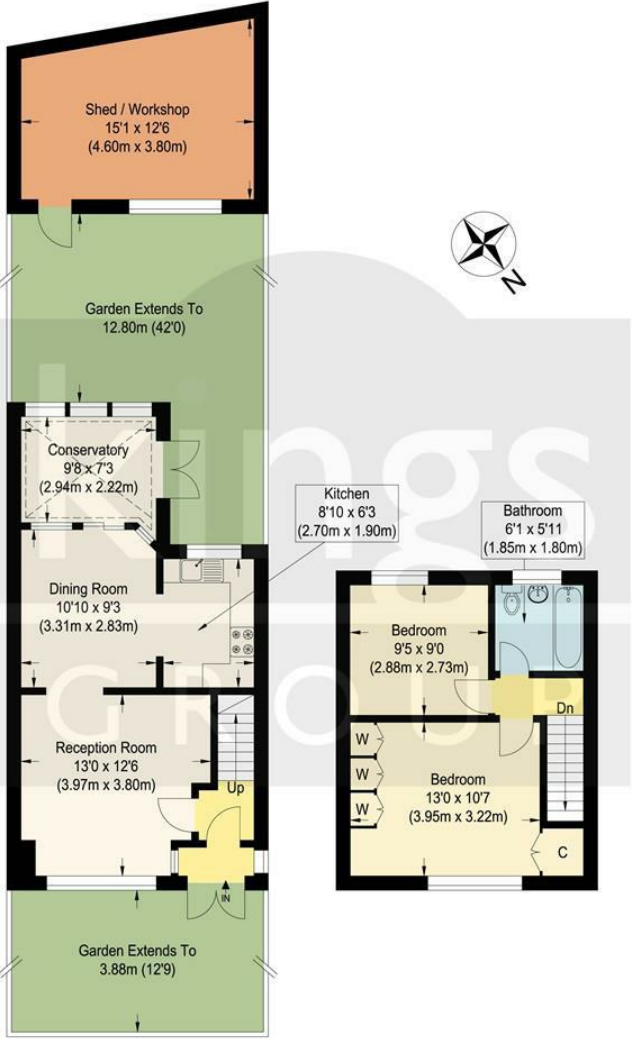
SHED / WORKSHOP 15'1 x 12'6 (4.60m x 3.81m)







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor First Floor

Woodlands Road, N9

Approximate Gross Internal Floor Area : 70.70 sq m / 761.0 sq ft
(Excluding Outbuilding)

Outbuilding Area : 16.50 sq m / 177.60 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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