



Shirley Grove, N9 8EP  
Edmonton









## Shirley Grove, N9 8EP

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- 1930's Style
- Driveway & Garage To Side
- Front Reception & Rear Lean-To
- Ground Floor Bathroom
- 59ft Garden With Rear Access
- Walking Distance To Local Amenities
- Chain Free
- Council Tax Band C

Offers Over £435,000



KINGS are pleased to present this Three Bedroom End Of Terrace House with a DRIVEWAY AND GARAGE to the side, available with NO ONWARD CHAIN. This 1930's style property is located on a quiet residential turning in Lower Edmonton providing bus links, schools and local shops within walking distance. Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station.

The property features a good sized reception room, leading onto a separate fitted kitchen, a GROUND FLOOR BATHROOM, and a 20ft wide lean-to providing access to the generous 59FT GARDEN WITH REAR ACCESS. Further benefits include gas central heating, double glazing and potential to extend (stp).

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

#### ENTRANCE HALL

RECEPTION ROOM 12'4 x 11'7 (3.76m x 3.53m)

KITCHEN 8'9 x 7'7 (2.67m x 2.31m)

LEAN-TO 20'8 x 5'11 (6.30m x 1.80m)

BATHROOM 6'3 x 5'11 (1.91m x 1.80m)

#### FIRST FLOOR LANDING

BEDROOM ONE 14'4 x 12'8 (4.37m x 3.86m)

BEDROOM TWO 8'8 x 7'4 (2.64m x 2.24m)

BEDROOM THREE 6'8 x 6'0 (2.03m x 1.83m)

GARDEN 59'0 approx (17.98m approx)

GARAGE 18'1 x 7'5 (5.51m x 2.26m)









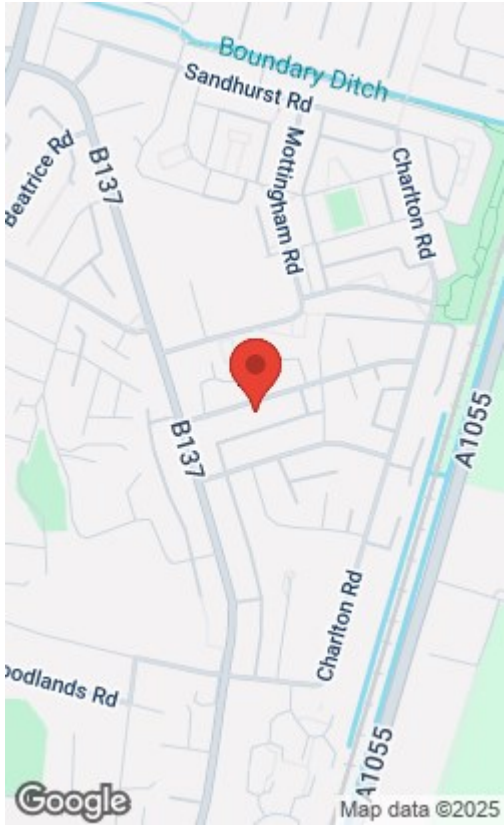








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor First Floor

Shirley Grove, N9

Approximate Gross Internal Floor Area : 81.30 sq m / 875.10 sq ft  
(Including Garage)

Garage Area : 12.40 sq m / 133.47 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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