



## Bury Street, N9 7JN

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Build
- Two Reception Rooms
- Ground Floor Bathroom & First Floor WC
- Gas Central Heating & Double Glazing
- 37ft Rear Garden
- Close Proximity To Edmonton Green Station
- Chain Free
- Council Tax Band C

Offers Over £400,000









KINGS are pleased to present this RECENTLY REFURBISHED Three Bedroom Terraced House available with NO ONWARD CHAIN. This spacious bay fronted Victorian built property features TWO RECEPTION ROOMS, a MODERN FITTED KITCHEN, a refitted ground floor bathroom and an additional first floor WC. Further benefits include a 37FT REAR GARDEN, double glazing and gas central heating.

Bury Street is just off Hertford Road situated within easy reach of Edmonton Green and it's vast selection of shops, restaurants and leisure facilities, the property also provides easy access to bus routes directly outside and road links such as the A10. We feel this property would suit first time buyers, family movers or investors alike.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

**ENTRANCE HALLWAY** 

**RECEPTION ROOM 10'10 x 12'6 (3.30m x 3.81m)** 

**RECEPTION / KITCHEN 14'1 x 17'5 (4.29m x 5.31m)** 

BATHROOM 7'9 x 4'8 (2.36m x 1.42m)

FIRST FLOOR LANDING

BEDROOM ONE 14'1 x 12'6 (4.29m x 3.81m)

BEDROOM TWO 8'8 x 10'7 (2.64m x 3.23m)

BEDROOM THREE 7'8 x 8'2 (2.34m x 2.49m)

WC 4'5 x 3'4 (1.35m x 1.02m)

GARDEN 37'0 approx (11.28m approx)



















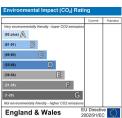
Energy Efficiency Rating

Very energy efficant - lover naming costs

(In-lat) B

(IR-lat) B

England & Wales









1ST FLOOR 420 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA: 840sq.ft. (78.0 sq.m.) approx.

White every attempt, has been made to examine the accuracy of the floorplan contained here, measurements of doors, windows, norms and any other tierns are agrounded and no reponsibility is taken for any error, prospective purchaser. The services, systems and against solve have not been tested and no guarantee as to their operability or efficiency can be given.

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.



















9DX **T**: 02083500100

E:

www.kings-group.net

