



Winchester Road, N9 9EY
Edmonton





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Winchester Road, N9 9EY

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- Two Reception Rooms
- Ground Floor Bathroom
- Spacious Double Bedrooms
- Walking Distance To Edmonton Green Station
- Gas Central Heating & Double Glazing
- Chain Free
- Council Tax Band D

£425,000



KINGS are pleased to present this LARGER THAN AVERAGE Three Bedroom Terraced House offered on a CHAIN FREE basis. With two spacious reception rooms and a large kitchen, this early 1900's built double bay fronted property also boasts good sized double bedrooms and a ground floor bathroom. Further features include a low maintenance rear garden, double glazing and gas central heating.

Being located just off of Church Street, its just a short walk to Edmonton Green Station and also has an array of local shops and restaurants on its door step. This period property is ideal for both families looking for a home close to amenities and transport links, or for investors wanting a versatile property in a central location.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE 19'8 x 4'10 (5.99m x 1.47m)

With coved ceiling, power, laminated wood style floor, doors to:

RECEPTION ONE 14'5 x 11'5 (4.39m x 3.48m)

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

RECEPTION TWO 10'11 x 9'8 (3.33m x 2.95m)

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

KITCHEN 10'5 x 8'9 (3.18m x 2.67m)

With double glazed window to side, range of wall of base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, cooker point, coved ceiling, laminated wood style floor

GROUND FLOOR BATHROOM 8'9 x 5'5 (2.67m x 1.65m)

With double glazed frosted window to side, low level wc, pedestal wash hand basin, panel enclosed bath with shower, double radiator, tiled walls and floor.

FIRST FLOOR LANDING 10'11 x 4'10 (3.33m x 1.47m)

With carpet, doors to:

BEDROOM ONE 15'1 x 14'7 (4.60m x 4.45m)

With double glazed window to front, double radiator, carpet.

BEDROOM TWO 11'2 x 9'10 (3.40m x 3.00m)

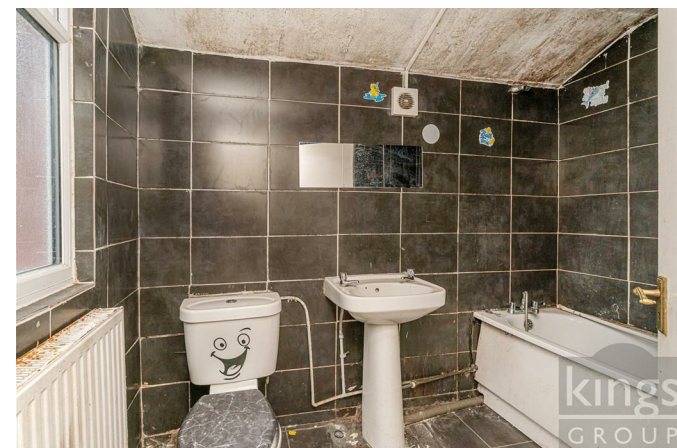
With double glazed window to rear gardens, single radiator, carpet..

BEDROOM THREE 10'10 x 8'9 (3.30m x 2.67m)

With double glazed window to rear gardens, double radiator, carpet.

REAR GARDEN 35'0 approx (10.67m approx)

With timber shed





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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		
(39-54) E			(39-54) E		
(21-38) F			(21-38) 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		



1ST FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(440 SQ.FT.)
WINCHESTER ROAD, EDMONTON, N9
TOTAL APPROX. FLOOR AREA 92.7 SQ.M. (998 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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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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