



Woodpecker Close, N9 7ND
London





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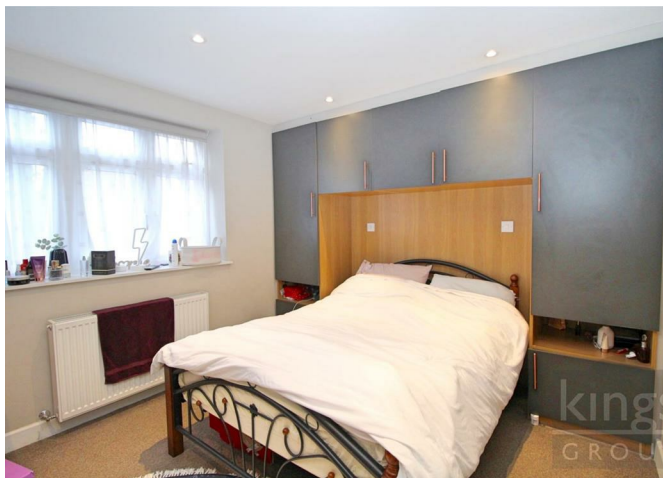
Woodpecker Close, N9 7ND

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this MODERN Three Bedroom Semi Detached House with OFF STREET PARKING for multiple cars along with a DETACHED OUTBUILDING/OFFICE to the side. The CORNER PLOT property boasts THREE DOUBLE BEDROOMS WITH THREE EN-SUITES over the first and second floors, as well as a ground floor bathroom. Further features include a reception room to the front, a SPACIOUS KITCHEN/DINER, double glazing, gas central heating, WC facilities in the outbuilding and a landscaped rear garden with side access.

The property is located on a QUIET CUL-DE-SAC situated in a sought after part of N9 just off Galliard Road benefiting from the nearby Jubilee Park, schools and local shops, whilst transport is provided via bus routes within walking distance along with both Southbury and Bush Hill Park Train Stations close by connecting you to the city.

Council Tax Band D

Offers Over £550,000



- Kings Are Pleased To Present This
- Off Street Parking
- Four Bathrooms Including Three En-Suites
- Hardscaped Garden With Side Access
- Chain Free

FRONT DOOR TO:

ENTRANCE HALLWAY 16'5 x 6'1 (5.00m x 1.85m)

With double glazed window to front aspect, spotlights, stairs to first floor landing with under stairs storage cupboard, power points, tiled flooring.

RECEPTION ROOM 13'2 x 9'9 (4.01m x 2.97m)

With double glazed window to front aspect, spotlights, fitted wardrobe, single radiator, power points, carpeted.

KITCHEN 13'3 x 12'9 (4.04m x 3.89m)

With double glazed window to rear aspect, spotlights, range of wall and base units with roll top work surfaces, single radiator, integrated electric hob and oven, stainless steel sink and drainer unit, integrated fridge freezer, plumbed for washing machine, power points, tiled flooring, double glazed door to rear garden.

DOWNSTAIRS BATHROOM 5'10 x 4'2 (1.78m x 1.27m)

With double glazed window to side aspect, tiled walls, heated towel rail, panel enclosed bath with mixer tap and shower attached, wash basin with mixer taps and vanity under, low level W.C, extractor fan, tiled flooring.

FIRST FLOOR LANDING 11'4 x 5'3 (3.45m x 1.60m)

With stairs to second floor landing, spotlights, tiled flooring.

BEDROOM TWO 10'6 x 10 (3.20m x 3.05m)

With double glazed window to front aspect, fitted wardrobes, single radiator, television point, power points, wooden flooring.

EN-SUITE 6'2 x 5'3 (1.88m x 1.60m)

With double glazed window to side aspect, tiled walls, heated towel rail, shower cubicle, wash basin with mixer taps and vanity under, low level W.C, extractor fan, tiled flooring.

- Three Double Bedroom Semi Detached House
- Detached Outbuilding/Office To Side
- Spacious Kitchen/Diner
- Sought After Cul-De-Sac Location
- Council Tax Band D

BEDROOM THREE 11'8 x 9'10 (3.56m x 3.00m)

With double glazed window to rear aspect, fitted wardrobes, single radiator, television point, power points, wooden flooring.

EN-SUITE 5'9 x 4'5 (1.75m x 1.35m)

With double glazed window to rear aspect, tiled walls, heated towel rail, shower cubicle, wash basin with mixer taps and vanity under, low level W.C, tiled flooring.

SECOND FLOOR LANDING 11'4 x 2'8 (3.45m x 0.81m)

With spotlights and wooden flooring.

BEDROOM ONE 17'8 x 13'6 (5.38m x 4.11m)

With double glazed window to rear aspect, spotlights, eaves storage, single radiator, television point, power points, laminated wood style flooring.

EN-SUITE 5'11 x 4'11 (1.80m x 1.50m)

With double glazed window to rear aspect, tiled walls, heated towel rail, shower cubicle, wash basin with mixer taps and vanity under, low level W.C, extractor fan, tiled flooring.

GARDEN 28'8 x 21'2 (8.74m x 6.45m)

Paved with water tap and security light.

OUTHOUSE 18'11 x 14'9 (5.77m x 4.50m)

With double glazed window to side and rear aspect, spotlights, single radiator, television point, power points, tiled flooring.

W.C 5'5 x 4'11 (1.65m x 1.50m)

With double glazed window to front aspect, tiled walls, wash basin with mixer taps and vanity unit under, low level W.C, extractor fan, tiled flooring.



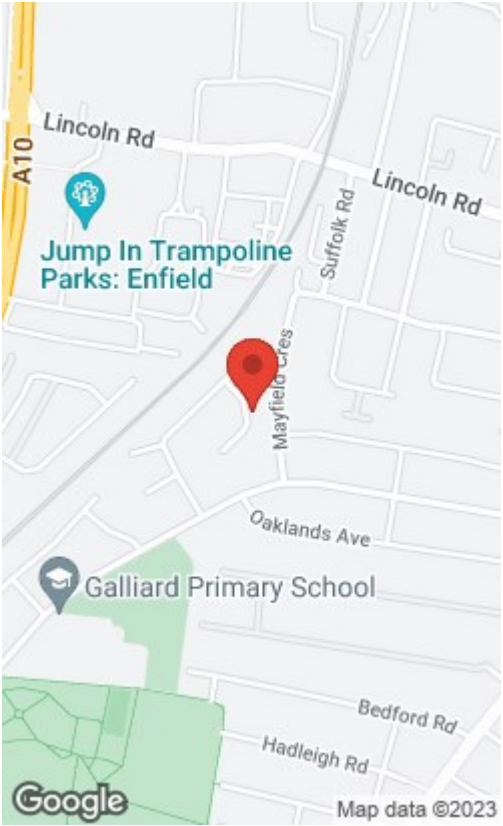


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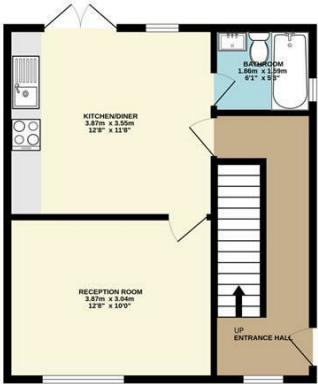




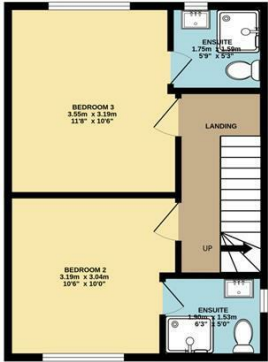
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(81-91) B	100	100	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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		



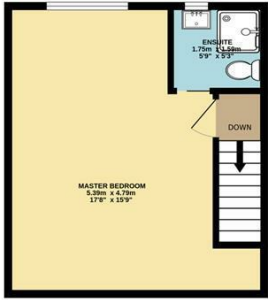
GROUND FLOOR
37.7 sq.m. (406 sq.ft.) approx.



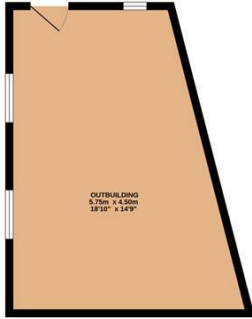
1ST FLOOR
31.6 sq.m. (340 sq.ft.) approx.



2ND FLOOR
25.9 sq.m. (278 sq.ft.) approx.



OUTBUILDING
21.7 sq.m. (233 sq.ft.) approx.



WOODPECKER CLOSE, EDMONTON, N9

TOTAL FLOOR AREA : 116.8 sq.m. (1257 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 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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