



Croyland Road, N9 7BE  
London





## Croyland Road, N9 7BE

- Kings Are Pleased To Present This
- Four Bedroom Terraced House
- Loft Extended 1920's Build
- Recently Redecorated & Refreshed
- Two Reception Rooms
- First Floor Bathroom & Ensuite
- Double Glazing & Gas Central Heating
- 30ft Rear Garden
- Close To Edmonton Green
- Council Tax Band D

£485,000



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KINGS are pleased to present this LOFT EXTENDED Four Bedroom Terraced House located close to Edmonton Green. This RECENTLY REDECORATED AND REFRESHED 1920's built family home is arranged over three floors and offers plenty of living space that flows throughout.

Entering through the double glazed porch and entrance hall, there are TWO RECEPTION ROOMS with an opening between them, creating a bright through lounge style space leading onto the garden. This also opens through to the fitted kitchen, making the ground floor ideal for modern family living.

The first floor comprises three original bedrooms and the main family bathroom, with the loft conversion providing a GENEROUS MASTER BEDROOM with its own ENSUITE SHOWER ROOM. Further benefits include gas central heating, double glazing, and a 30FT REAR GARDEN.

Its location places you within walking distance of Edmonton Green, with easy access to the train station, bus terminal and shopping centre, making commuting and everyday amenities conveniently accessible. This property represents an excellent opportunity for families seeking a spacious home in a well connected area.

Council Tax Band D  
EPC Rating C  
Construction Type - Standard (Brick, Tile)  
Flood Risk - Rivers & Seas: Low, Surface Water: Very low

|                                           |                                          |
|-------------------------------------------|------------------------------------------|
| PORCH                                     | BEDROOM THREE 7'10 x 5'3 (2.39m x 1.60m) |
| ENTRANCE HALL                             | SECOND FLOOR LANDING                     |
| LIVING ROOM 12'6 x 10'10 (3.81m x 3.30m)  | BEDROOM FOUR 14'1 x 13'3 (4.29m x 4.04m) |
| DINING ROOM 11'10 x 10'10 (3.61m x 3.30m) | ENSUITE 5'7 x 5'3 (1.70m x 1.60m)        |
| KITCHEN 8'6 x 6'3 (2.59m x 1.91m)         | GARDEN 30'0 approx (9.14m approx)        |
| FIRST FLOOR LANDING                       |                                          |
| BEDROOM ONE 12'10 x 10'10 (3.91m x 3.30m) |                                          |
| BEDROOM TWO 11'10 x 10'10 (3.61m x 3.30m) |                                          |









| 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>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <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                                         |         |           |



Total area: approx. 98.7 sq. metres (1062.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Croyland Road

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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