



Galliard Road, N9 7PG  
London





# Galliard Road, N9 7PG

**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are pleased to present this EXTENDED Three Bedroom Semi Detached House with OFF STREET PARKING and a SUMMER HOUSE/GARDEN OFFICE. This 1950's style family home overlooking Jubilee Park, is located on the popular Galliard Road which is a wide, well connected turning lined with trees in Lower Edmonton providing transport links and local shops close by.

The property features an entrance porch, a spacious 19FT THROUGH LOUNGE leading on to a lovely GARDEN ROOM, a separate fitted kitchen, a GROUND FLOOR SHOWER ROOM, and an ensuite WC to the master bedroom. Further benefits include a landscaped 37FT SOUTH EAST FACING GARDEN with outbuildings, gas central heating, double glazing and fitted wardrobes.

Council Tax Band C

Offers In The Region Of  
£440,000



- Kings Are Pleased To Present This
- Extended 1950's Style
- Summer House/Garden Office
- Separate Fitted Kitchen
- 37ft South East Facing Garden

#### FRONT DOOR TO:

#### ENTRANCE HALLWAY

With stairs leading to first floor landing.

#### RECEPTION/DINING ROOM 19'7 x 6'1 (5.97m x 1.85m)

With double glazed window to front aspect, single radiator, television point, power point, fireplace, laminated wood style flooring.

#### GARDEN ROOM 12'6 x 7'8 (3.81m x 2.34m)

With double glazed window to side and rear aspect, laminated wood style flooring, double doors leading to garden.

#### KITCHEN 12' x 6'2 (3.66m x 1.88m)

With double glazed window to rear aspect, spotlights, tiled splash backs, range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit, plumbed for washing machine and dishwasher, integrated electric oven and hob with chimney style extractor, power points, tiled flooring.

#### HALLWAY

With storage cupboard, space for fridge freezer.

#### DOWNSTAIRS BATHROOM 6'7 x 6'1 (2.01m x 1.85m)

With double glazed window to front aspect, tiled walls, cubicle shower, wash basin with vanity unit, extractor fan, low level W.C, towel rail, tiled flooring

#### FIRST FLOOR LANDING

With spotlights, laminated wood style flooring.

#### BEDROOM ONE 12'8 x 9'10 (3.86m x 3.00m)

With double glazed window to front aspect, built-in wardrobe, single radiator, power points, wooden flooring.

- Three Bedroom Semi Detached House
- Off Street Parking
- 19ft Through Lounge With A Separate Garden Room
- Ground Floor Shower Room & Ensuite WC
- Council Tax Band C

#### EN-SUITE 3'3 x 2'9 (0.99m x 0.84m)

With tiled splash backs, wall mounted wash basin, low level W.C, tiled flooring.

#### BEDROOM TWO 9'7 x 9'5 (2.92m x 2.87m)

With double glazed window to rear aspect, built-in storage cupboard, power points, laminated wood style flooring.

#### BEDROOM THREE 7'11 x 5'9 (2.41m x 1.75m)

With double glazed window to rear aspect, built-in wardrobe, power points, laminated wood style flooring.

#### GARDEN 11'5 (3.48m)

Mainly turfed with plant and shrub borders.

#### SUMMER HOUSE

With wooden walls, wooden floors, power points, electric heater.









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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	
<b>81</b>	<b>50</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor First Floor

### Galliard Road, N9

Approximate Gross Internal Floor Area : 81.0 sq m / 871.87 sq ft

Summer House/Shed Area : 20.50 sq m / 220.66 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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