



Winchester Road, N9 9ES
Edmonton





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- Kings Are Pleased To Present This
- Three Double Bedroom Semi Detached House
- Larger Than Average With Over 1118 Sq Ft Of Space
- Spacious 28ft Through Lounge
- Large First Floor Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden With Side Access
- Close To Edmonton Green Train Station
- Chain Free
- Council Tax Band D

£499,995



KINGS are pleased to present this SUBSTANTIAL THREE DOUBLE BEDROOM SEMI DETACHED HOUSE available with NO ONWARD CHAIN. The larger than average family home boasts OVER 1118 SQ FT of natural internal space, offering well proportioned accommodation throughout.

The property features an entrance porch, a SPACIOUS 28FT THROUGH LOUNGE providing both living and dining spaces, a separate fitted kitchen. alongside a LARGE FIRST FLOOR BATHROOM adding to the practicality of the layout. Further benefits include gas central heating, double glazing and a private rear garden with a summerhouse and SIDE ACCESS.

Located within close proximity to Edmonton Green Train Station, the property offers direct access into Central London, as well as easy access to the A10 and A406. The area also benefits from a wide range of local shops, schools and amenities, making it ideal for families and investors alike.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

THROUGH LOUNGE 28'5 x 11'3 (8.66m x 3.43m)

KITCHEN 9'1 x 8'7 (2.77m x 2.62m)

FIRST FLOOR LANDING

BEDROOM ONE 15'5 x 11'4 (4.70m x 3.45m)

BEDROOM TWO 13'1 x 11'4 (3.99m x 3.45m)

BEDROOM THREE 8'5 x 7'10 (2.57m x 2.39m)

BATHROOM 9'2 x 8'5 (2.79m x 2.57m)

GARDEN

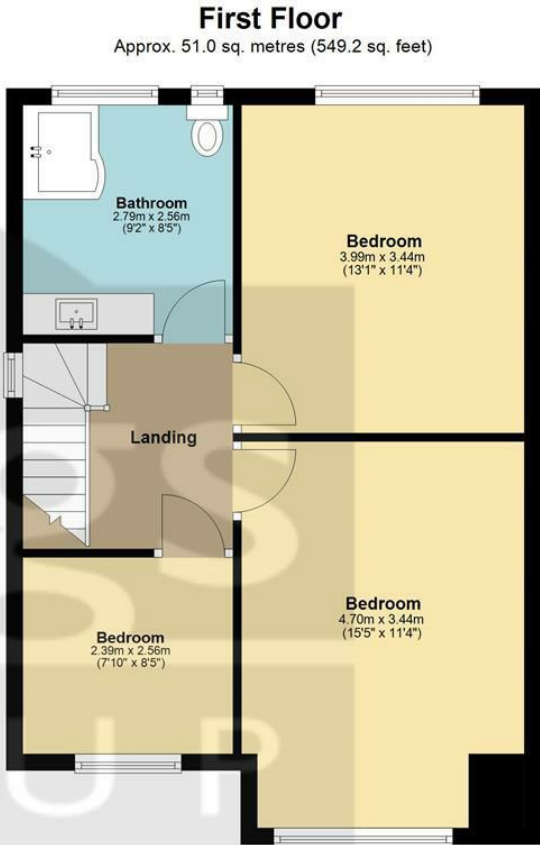
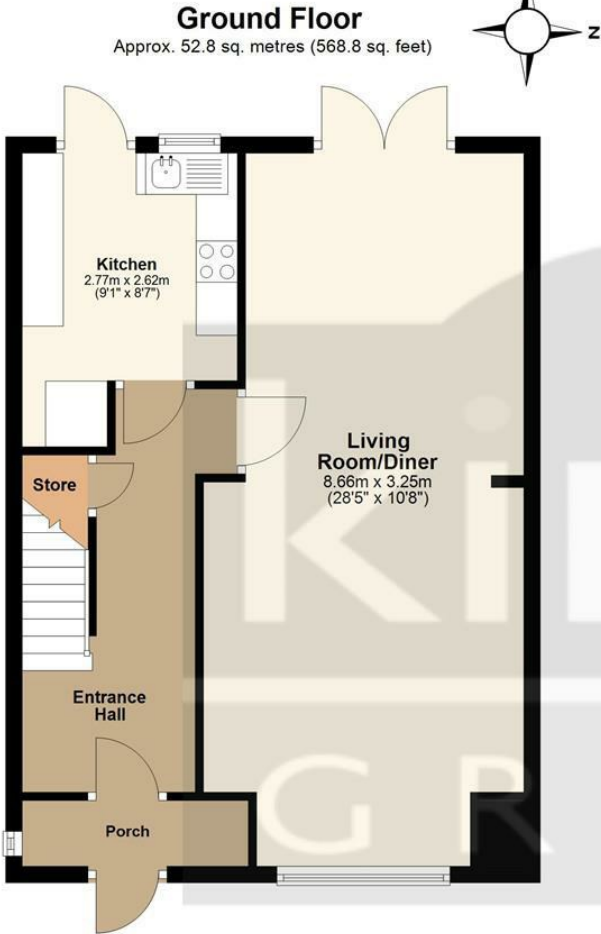








Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 103.9 sq. metres (1118.1 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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Winchester Road

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