



Beamish Road, N9 7JA
Edmonton





Beamish Road, N9 7JA

KINGS are pleased to present this LARGE Three Bedroom End Of Terrace House situated in the heart of N9 available with NO ONWARD CHAIN. This spacious Victorian built property offers plenty of POTENTIAL with GATED OFF STREET PARKING to the side and a 45FT SOUTH FACING GARDEN. Features include TWO RECEPTION ROOMS with the second opening onto an EXTENDED KITCHEN, a ground floor bathroom and a conservatory.

The property is located on a surprisingly quiet road only moments away from amenities, close to Edmonton Green with its overground train station and shopping centre. Local shops and bus routes are within walking distance on Hertford Road and Bury Street along with easy access to the A10 Great Cambridge Road.

Council Tax Band C

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

Construction Type - Standard (Brick, Tile)

Offers Over £450,000



- Kings Are Pleased To Present This
- Victorian Build
- Two Reception Rooms
- 45ft South Facing Garden With Side Access
- Chain Free

- Three Bedroom End Of Terrace House
- Gated Off Street Parking To Side
- Extended Kitchen, Ground Floor Bathroom & Conservatory
- Walking Distance To Edmonton Green Centre
- Council Tax Band C

ENTRANCE HALL

RECEPTION ROOM 11'1 x 10'10 (3.38m x 3.30m)

RECEPTION TWO 11'4 x 10'8 (3.45m x 3.25m)

KITCHEN 14'0 x 8'7 (4.27m x 2.62m)

BATHROOM 8'10 x 5'7 (2.69m x 1.70m)

CONSERVATORY 7'11 x 6'3 (2.41m x 1.91m)

FIRST FLOOR LANDING

BEDROOM ONE 14'0 x 11'2 (4.27m x 3.40m)

BEDROOM TWO 10'8 x 8'8 (3.25m x 2.64m)

BEDROOM THREE 8'9 x 6'9 (2.67m x 2.06m)

GARDEN approx. 45'0 (approx 13.72m)









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		



Ground Floor First Floor

Beamish Road, N9

Approximate Gross Internal Floor Area : 88.40 sq m / 951.52 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

