



Charlton Road, N9 8HL
London





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- Kings Are Pleased To Present This
- Three Bedroom End Of Terraced House
- Driveway To Front
- Large Garage To Rear
- Separate Living & Dining Rooms
- First Floor Bathroom
- 35ft Rear Garden With Side Access
- Full Roof Replacement 2021
- Chain Free
- Council Tax Band C

£450,000



KINGS are pleased to present this Three Bedroom End Of Terraced House with OFF STREET PARKING and a LARGE DETACHED REAR GARAGE, available with NO ONWARD CHAIN. This 1930's style property features an entrance porch, separate living and dining rooms, a 14ft long fitted kitchen, and a first floor bathroom.

Outside there is a 35ft rear garden with SIDE ACCESS, the spacious garage/outbuilding can be accessed through the garden as well as vehicular access via a gated residents service road. Further benefits include double glazing, gas central heating, potential to extend (stp) and a FULL ROOF REPLACEMENT in 2021.

Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. There are also local schools and shops within walking distance. In our opinion the house would be perfect for a family looking to make it their own, or for investors looking for a promising return.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

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

PORCH

ENTRANCE HALL

LIVING ROOM 10'10 x 11'8 (3.30m x 3.56m)

DINING ROOM 10'10 x 11'8 (3.30m x 3.56m)

KITCHEN 14'7 x 5'3 (4.45m x 1.60m)

FIRST FLOOR LANDING

BEDROOM ONE 11'2 x 10'8 (3.40m x 3.25m)

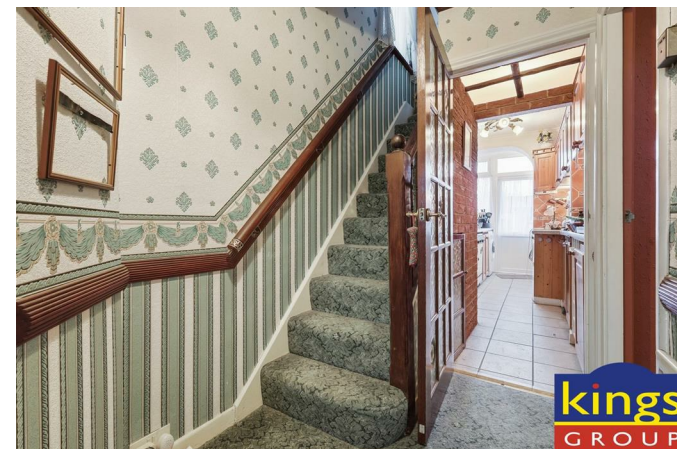
BEDROOM TWO 11'0 x 10'8 (3.35m x 3.25m)

BEDROOM THREE 7'1 x 6'1 (2.16m x 1.85m)

BATHROOM 6'1 x 5'5 (1.85m x 1.65m)

GARDEN 35'0 approx (10.67m approx)

GARAGE 19'2 x 17'1 (5.84m x 5.21m)





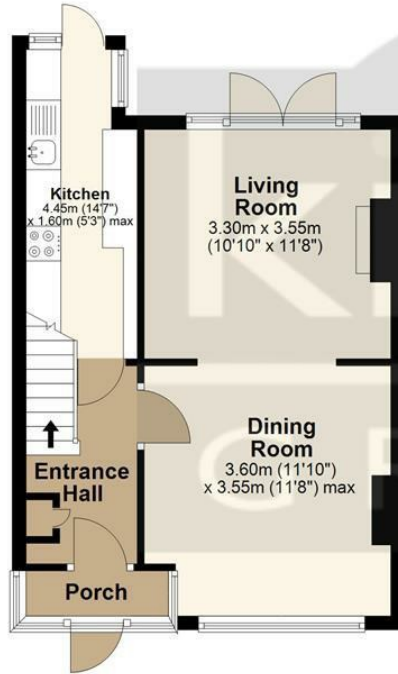




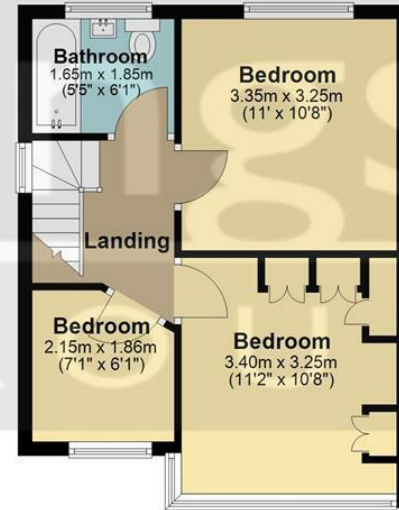
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	



Ground Floor



First Floor



Outbuilding



Total area: approx. 99.8 sq. metres (1074.8 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.

Charlton 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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