



Church Street, N9 9HZ
London

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Church Street, N9 9HZ

- Kings Are Pleased To Present This
- Extended Three Bedroom End Of Terrace House
- Large Driveway & Garage To Side
- Two Reception Rooms & Additional Snug
- Ground Floor Shower Room & First Floor Bathroom
- 97ft Rear Garden With Lean-To & Rear Vehicular Access
- Planning Permission Granted To Extend Further
- Spacious Family Home Or High Yield Investment With HMO Licence
- Sought After Location Near Stations, Schools & Amenities
- Chain Free

£675,000



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KINGS are pleased to present this EXTENDED Three Bedroom End Of Terrace House with a LARGE DRIVEWAY and GARAGE TO THE SIDE, ideally situated on the western side of Church Street, bordering Winchmore Hill and Bush Hill Park. The impressive CHAIN FREE property offers a GENEROUS and VERSATILE layout arranged over two floors making it suitable as both a spacious family home and a high-yield investment.

The ground floor comprises a welcoming entrance hall leading to TWO RECEPTION ROOMS and an additional snug located to the rear with garden access. A spacious fitted kitchen provides ample storage with access to a separate utility area, whilst the the ground floor shower room and WC is both convenient and practical.

To the first floor, the property features three well proportioned bedrooms with good natural light, alongside a family bathroom and additional storage space. Externally, the property benefits from a 97FT REAR GARDEN with REAR ACCESS via a residents vehicular access road, and a lean-to providing additional covered space. The property is presented in EXCELLENT CONDITION throughout, further benefiting from double glazing and gas central heating.

There is PLANNING PERMISSION GRANTED for a TWO STOREY SIDE EXTENSION, REAR DORMER AND FRONT ROOFLIGHTS including change of use to a Sui Generis HMO for 7 occupants, providing excellent future potential. This home has previously utilised five rooms as a fully licensed HOUSE IN MULTIPLE OCCUPATION (HMO).

Situated to the west of the A10 Great Cambridge Road, the property is ideally located close to Winchmore Hill and Bush Hill Park stations, offering direct links into the City. Oakwood and Southgate Underground stations (Piccadilly Line) are also within easy reach. A range of schools, shops and local amenities are all nearby.

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

ENTRANCE HALL

SHOWER ROOM/WC 11'3 x 2'11 (3.43m x 0.89m)

KITCHEN 17'8 x 8'0 (5.38m x 2.44m)

LEAN-TO 13'2 x 3'11 (4.01m x 1.19m)

BEDROOM ONE 15'2 x 13'2 (4.62m x 4.01m)

RECEPTION TWO 13'4 x 10'9 (4.06m x 3.28m)

SNUG ROOM 7'6 x 10'9 (2.29m x 3.28m)

FIRST FLOOR LANDING

BEDROOM ONE 14'10 x 10'1 (4.52m x 3.07m)

BEDROOM TWO 13'5 x 9'4 (4.09m x 2.84m)

BEDROOM THREE 9'5 x 7'1 (2.87m x 2.16m)

BATHROOM 8'4 x 7'10 (2.54m x 2.39m)

GARDEN 97'1 x 23'3 (29.59m x 7.09m)

GARAGE 20'4 x 6'7 (6.20m x 2.01m)



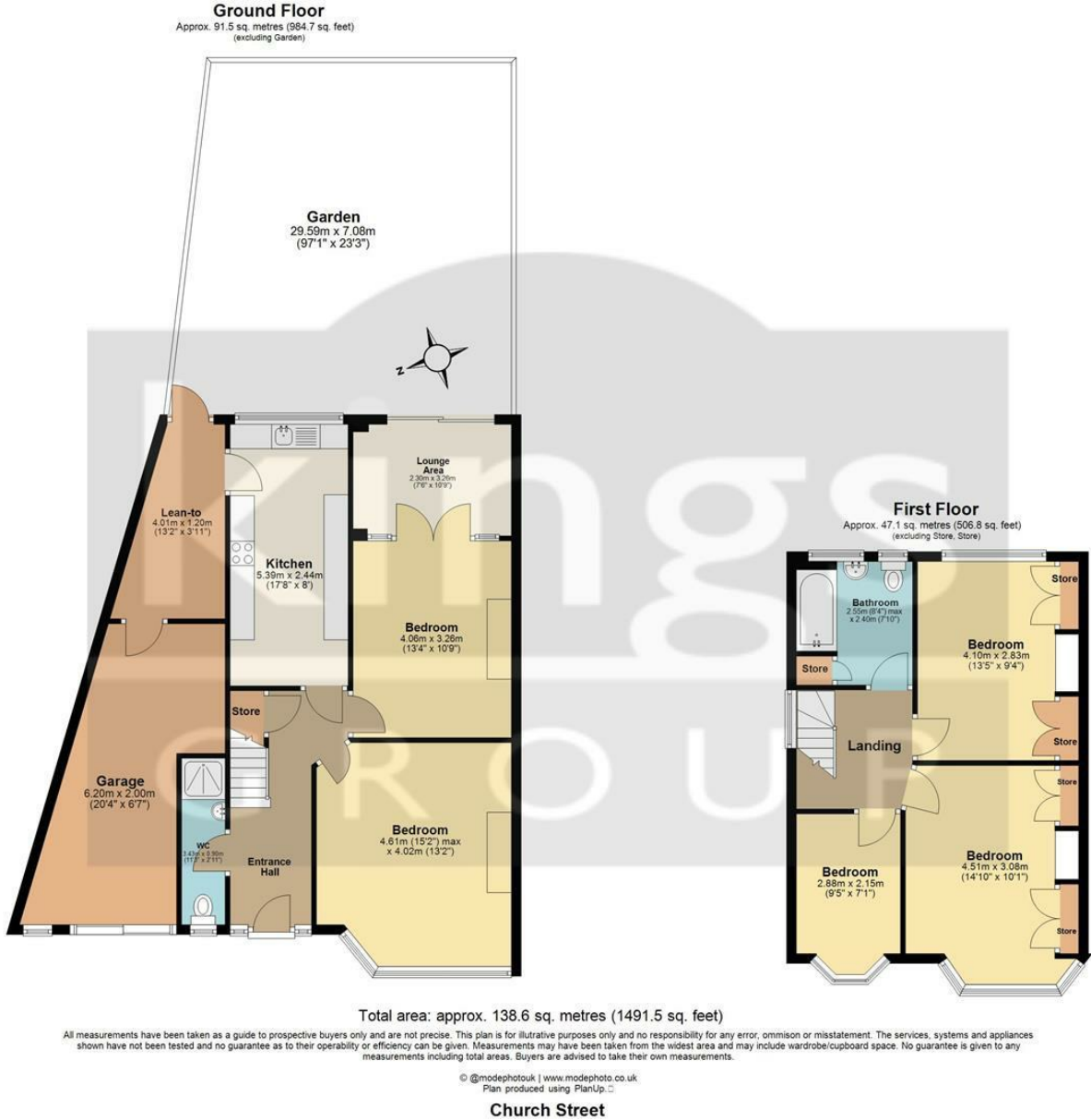
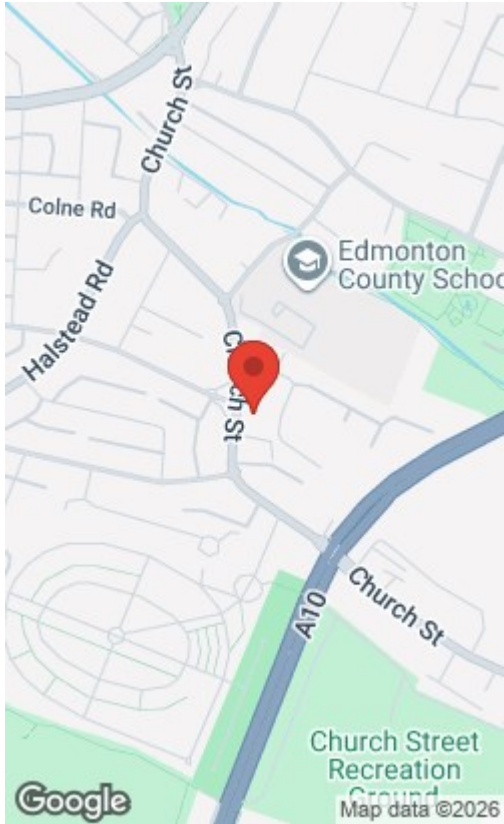






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	64	
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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