



Church Street, N9 9HJ
London





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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Large Paved Driveway
- Two Reception Rooms & Conservatory
- Extended 20ft Integrated Kitchen/Diner
- Two Modern Refitted Bathrooms
- 100ft Southwest Facing Rear Garden With Side Access
- Gas Central Heating & Double Glazing
- Potential To Extend Further (stp)
- Excellent Condition Throughout

£550,000



KINGS are pleased to present this exceptional THREE BEDROOM SEMI DETACHED HOUSE complete with a LARGE PAVED DRIVEWAY along with SIDE ACCESS and an impressive 100FT SOUTHWEST FACING REAR GARDEN. This family home is in EXCELLENT CONDITION THROUGHOUT offering plenty of living accommodation with POTENTIAL TO EXTEND further (stp).

The ground floor features TWO RECEPTION ROOMS and a bright CONSERVATORY that links the living space to the outside. At the heart of the home is an EXTENDED 20FT KITCHEN/DINER complete with INTEGRATED APPLIANCES and UNDERFLOOR HEATING, providing ample space for family dining and entertaining.

The property further boasts TWO MODERN REFITTED BATHROOMS on the ground and first floors both finished to a high standard, alongside the comforts of gas central heating and double glazing. Upstairs, the THREE WELL PROPORTIONED BEDROOMS offer flexible space for families or home working ensuring a practical, comfortable, and contemporary layout throughout.

Externally, the generous sun drenched garden is beautifully HEDGE LINED FOR ADDED PRIVACY and boasts an UNINTERRUPTED OUTLOOK over mature trees and greenery to the rear, making the perfect private backdrop for outdoor recreation and relaxation. There is the added benefit of a built in storeroom via the side access.

There are a range of green open spaces nearby, including Church Street Recreation Ground to the rear of the garden. There are also several high performing schools the highly sought after Latymer School.

Commuters benefit from excellent transport links, with the overground at nearby Edmonton Green Station providing direct services to Liverpool Street. Road users can enjoy quick connections to the A10, A406 North Circular, and M25. Edmonton Green shopping centre offers a range of shops and restaurants close by.

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

ENTRANCE HALL	BEDROOM ONE 8'7 x 14'1 (2.62m x 4.29m)
LOUNGE 8'7 x 13'2 (2.62m x 4.01m)	BEDROOM TWO 13'2 x 12'6 (4.01m x 3.81m)
RECEPTION 13'1 x 12'5 (3.99m x 3.78m)	BEDROOM THREE 7'4 x 9 (2.24m x 2.74m)
KITCHEN 20'1 x 9'4 (6.12m x 2.84m)	BATHROOM 9'1 x 7'8 (2.77m x 2.34m)
CONSERVATORY 9'1 x 12'2 (2.77m x 3.71m)	GARDEN 100'0 x 26'0 approx (30.48m x 7.92m approx)
FIRST FLOOR LANDING	DRIVEWAY 21'1 x 27'2 (6.43m x 8.28m)



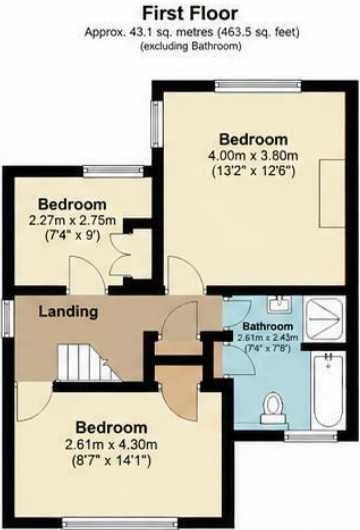
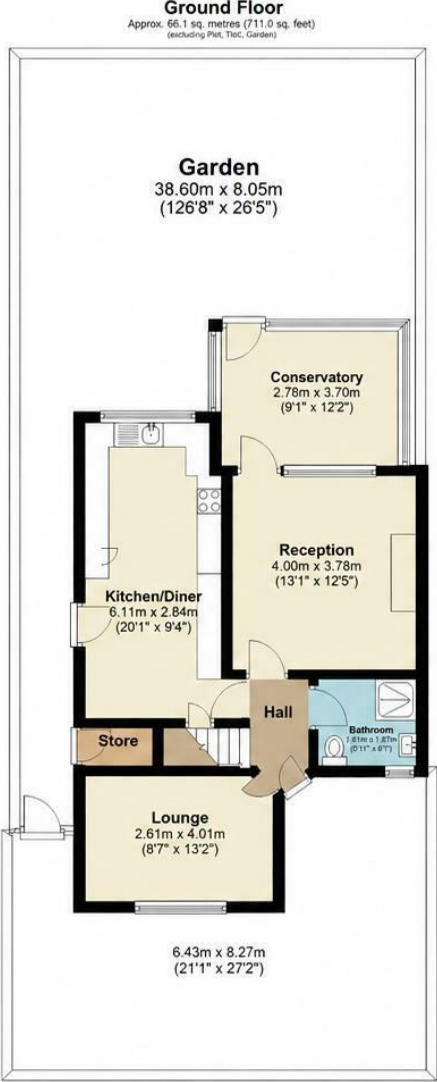
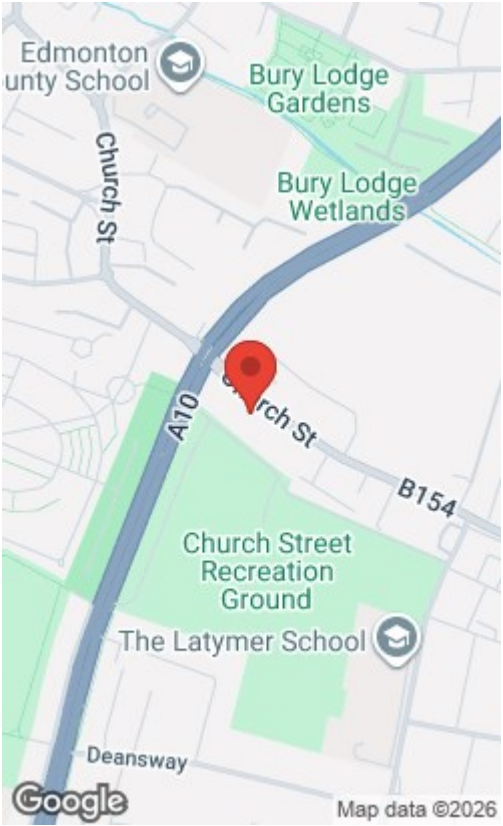




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Total area: approx. 109.1 sq. metres (1174.5 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.

Church Street

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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