
Felixstowe Road, N9 0DS
London
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- Kings Are Pleased To Present This
- Four Double Bedroom Semi Detached House
- Gated Off Street Parking & Integral Garage
- Double Storey Side & Rear Extended
- Impressive 1685 Sq Ft Of Internal Space
- 26ft Through Lounge/Diner & Separate Sitting Room
- Two Modern Bathrooms
- Private Rear Garden With Brick Built Shed
- Gas Central Heating & Double Glazing
- Walking Distance To Train Station & Shopping Centre

Offers In Excess Of £600,000









KINGS are pleased to present this SUBSTANTIAL FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE, situated in a popular residential location WITHIN WALKING DISTANCE of Edmonton Green train station and shopping centre. Having been DOUBLE STOREY SIDE EXTENDED and REAR EXTENDED, this impressive property offers generous and versatile accommodation throughout with 1,685 SQ FT OF INTERNAL SPACE, making it an ideal purchase for growing families.

The ground floor features a welcoming entrance porch and hallway leading to a spacious 26FT LIVING/DINING ROOM, a good sized fitted kitchen, and a SEPARATE SITTING ROOM to the rear overlooking the garden. A MODERN GROUND FLOOR SHOWER ROOM adds further convenience and flexibility for larger families.

The first floor offers FOUR WELL PROPORTIONED DOUBLE BEDROOMS accompanied by a LARGE MODERN FOUR PIECE BATHROOM. The extensions and additions have significantly increased the living accommodation, creating an expansive layout rarely available in the area.

Externally, the property benefits from secure GATED OFF STREET PARKING and an INTEGRAL GARAGE to the front. To the rear is a private garden with a useful outbuilding, providing additional storage or workspace potential. Further benefits include gas central heating and double glazed windows throughout.

Centrally located within easy reach of local shops, cafes, and restaurants along Fore Street, whilst also being on the doorstep of the shopping centre and retail park. The property provides effortless access to the city and surrounding area with both rail links and road networks such as the A406 North Circular.

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







PORCH 3'7 x 7'6 (1.09m x 2.29m)

HALLWAY

LIVING/DINER: 26'7 x 12'3 (8.10m x 3.73m)

KITCHEN 7'3 x 20'2 (2.21m x 6.15m)

SITTING ROOM 14'9 x 9'5 (4.50m x 2.87m)

DOWNSTAIRS BATHROOM 5'9 x 6'0 (1.75m x 1.83m)

FIRST FLOOR LANDING

BEDROOM ONE 11'4 x 15'4 (3.45m x 4.67m)

BEDROOM TWO 12'7 x 11'8 (3.84m x 3.56m)

BEDROOM THREE 12'7 x 10'10 (3.84m x 3.30m)

BEDROOM FOUR: 10'7 x 19'9 (3.23m x 6.02m)

UPSTAIRS BATHROOM 9'0 x 8'10 (2.74m x 2.69m)

INTEGRAL GARAGE 15'2 x 10'11 (4.62m x 3.33m)

GARDEN 17'11 x 29'10 (5.46m x 9.09m)


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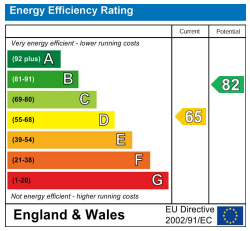

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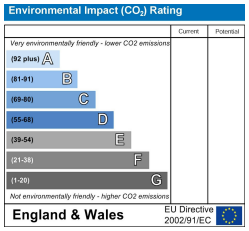


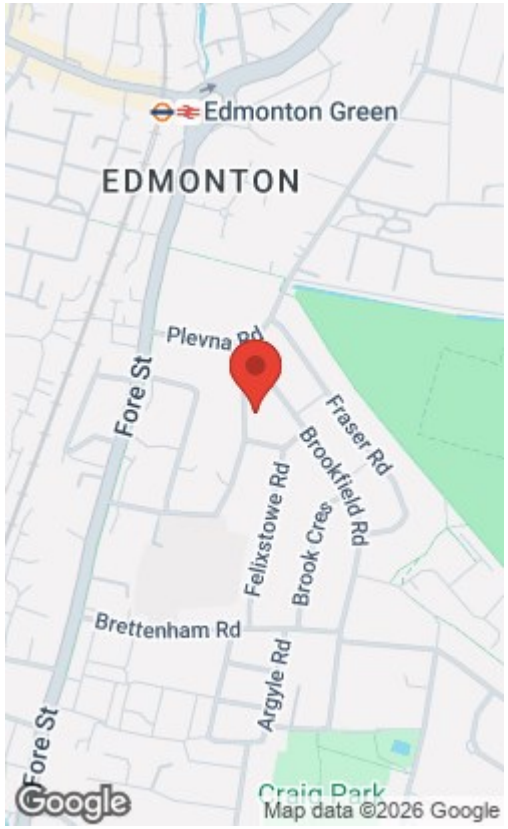














Total area: approx. 156.5 sq. metres (1684.6 sq. feet)

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, ommison 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.

Felixstone Road

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6 Church Street, Edmonton, London, N9 9DX
T: 02083500100
E:
www.kings-group.net