



Exeter Road, N9 0JG
London





KLING STUBBS
GROUP

Exeter Road, N9 0JG

- Kings Are Pleased To Present This
- Three/Four Bedroom End Of Terrace House
- Extended 1930's Style Property
- Three Bathrooms
- Spacious Open Plan Living Space
- Large Kitchen/Diner With Separate Utility Room
- 40ft Rear Garden
- Integral Garage & Side Access
- Double Glazing & Gas Central Heating
- Chain Free

£550,000



KINGS are pleased to present this EXTENDED Three/Four Bedroom End Of Terrace House, available CHAIN FREE. This large 1930's style family home offers plenty of space throughout with an internal area of OVER 2000 SQ FT. Featuring an open plan living space, a SPACIOUS KITCHEN/DINER with a separate utility room, THREE BATHROOMS and a 24ft wide loft room with a built in sauna.

Further benefits include an ENSUITE and walk in wardrobe to the master bedroom, along with gas central heating and double glazing. Outside, there is a 40ft rear garden with SIDE ACCESS and an INTEGRAL GARAGE.

Local shops and bus routes are close by on Bounces Road whilst Edmonton Green station, bus terminal and shopping centre are just a short walk away. The property is also ideally situated for easy access to the A406 North Circular Road for commuters.

Council Tax Band C

Construction Type - Standard (Brick, Tile)

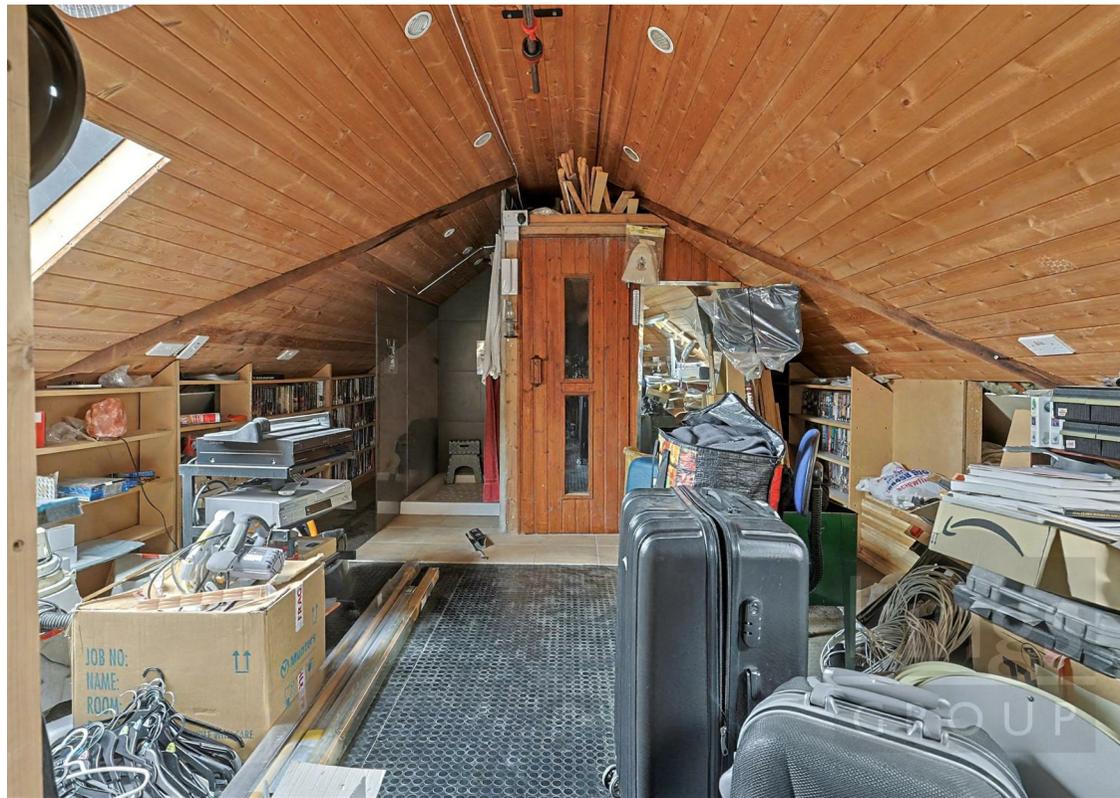
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low



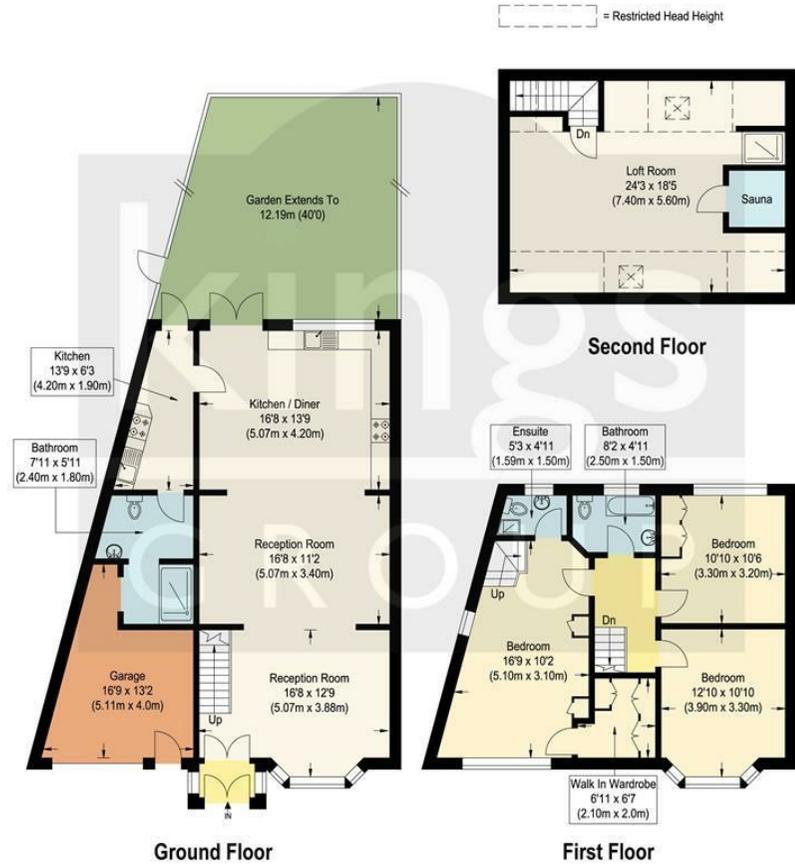
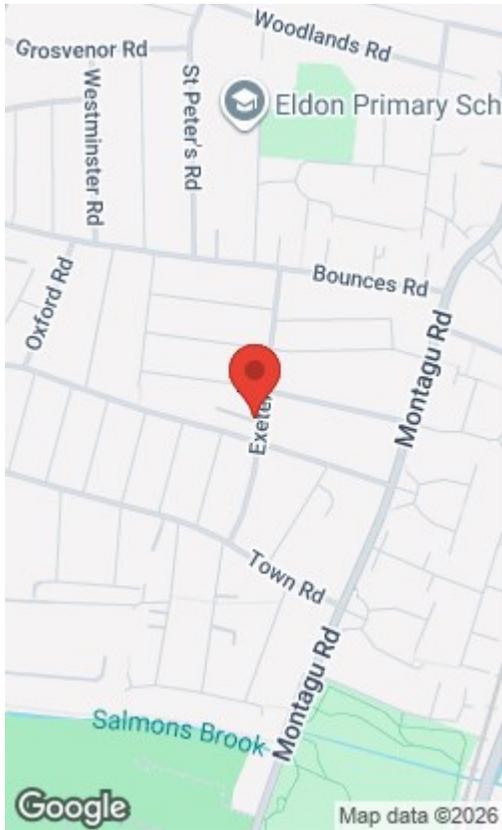




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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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	
84			
54			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Exeter Road

Approximate Gross Internal Floor Area : 189.70 sq m / 2041.91 sq ft
 (Including Garage)
 Garage Area : 13.70 sq m / 147.46 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.

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