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Bolton Road, Edmonton, N18 1HN
Offers In Excess Of £450,000

- Kings Are Proud To Present This
- Witham Villas Built In 1899
- Two Reception Rooms
- Refitted First Floor Bathroom
- Replaced Gas Central Heating & Double Glazing

****CLICK FOR VIDEO TOUR**** KINGS are proud to present this RECENTLY REFURBISHED Three Double Bedroom Terraced House available on a CHAIN FREE basis. This substantial double fronted Victorian property is situated in the heart of N18 and forms part of a unique terrace called Witham Villas built in 1899. This period home comprises TWO RECEPTION ROOMS, a 16ft MODERN KITCHEN/DINER, a refitted first floor bathroom, a lean-to ideal for storage and a SOUTH FACING REAR GARDEN.

The property is a fine example of old meets new with an excellent finish and quality fittings together with charm and character. In our opinion the house would be perfect for someone looking to MOVE STRAIGHT IN, where they could benefit from the extensive work carried out by the current owners including refitted gas central heating and RESTORED ORIGINAL FLOORBOARDS. A full list of work/upgrades available on request.

Nothing is too far away with Silver Street train station, A406 road access and North Middlesex Hospital all WITHIN WALKING DISTANCE. There is also the lovely Pymmes Park, popular schools and high street shops all within easy reach. The property is situated between two of the BIGGEST REDEVELOPMENT PROJECTS in North London, being the ongoing improvements around White Hart Lane and the exciting Meridian Water project set to bring new homes, business, leisure and Cross Rail transport links.

FRONT DOOR TO

ENTRANCE HALLWAY

With cornicing, staircase to first floor landing with under stairs storage, original floorboards, fibre optic cable point, doors to:

RECEPTION ONE

13'7 x 11'6 (4.14m x 3.51m)

With double glazed window to front, radiator, power points, original floorboards.

RECEPTION TWO

11'2 x 9'7 (3.40m x 2.92m)

With double glazed window to rear, radiator, power points, original floorboards.

KITCHEN/DINER

9'2 x 16'10 (2.79m x 5.13m)

With double glazed window to rear gardens, range of wall and base high gloss units with work tops over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, integrated electric oven and gas hob, chimney style extractor fan, power points, vinyl wood effect flooring, side door to:

LEAN-TO

Windows to side and rear gardens.

STAIRCASE TO FIRST FLOOR LANDING

13'6 x 4'11 (4.11m x 1.50m)

With access to loft, power, doors to:

BEDROOM ONE

14'10 x 13'61 (4.52m x 3.96m)

With double glazed window to front, radiator, power points, original floorboards.

BEDROOM TWO

11'3 x 9'6 (3.43m x 2.90m)

With double glazed window to rear, radiator, power points, original floorboards.

BEDROOM THREE

10'7 x 9'2 (3.23m x 2.79m)

With double glazed window to rear, radiator, power points, original floorboards.

BATHROOM/WC

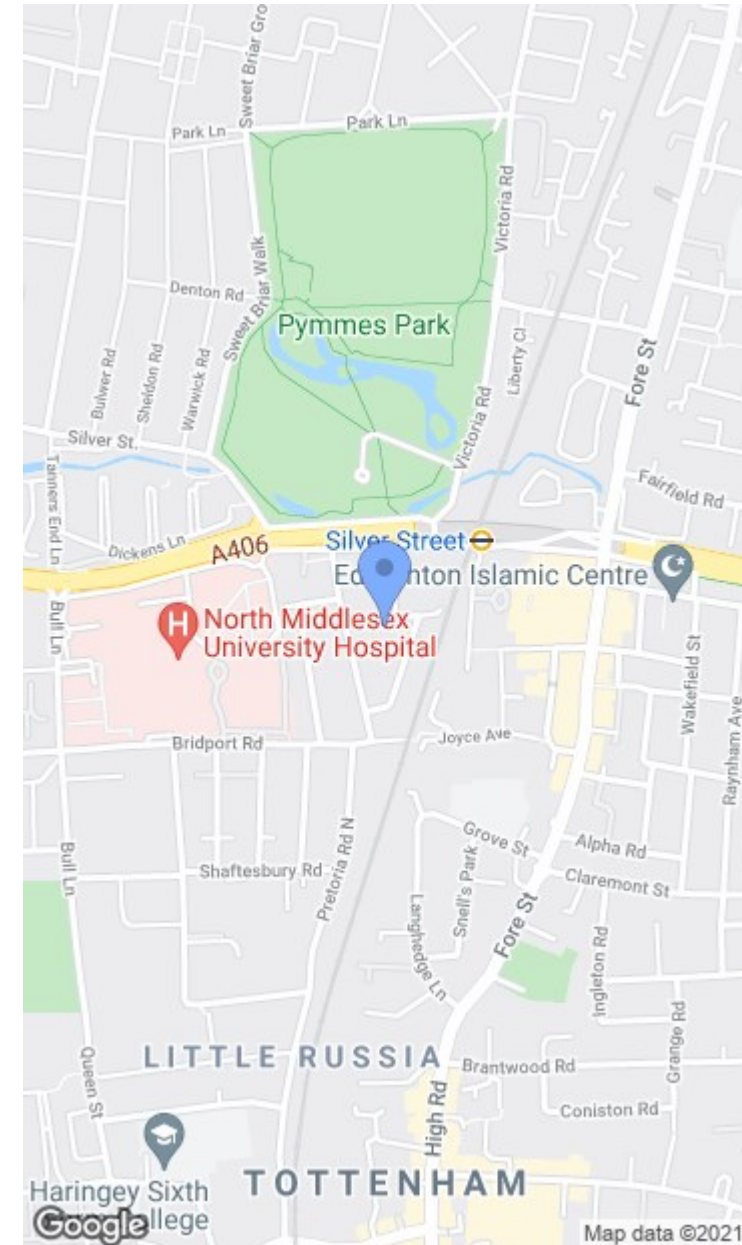
6'2 x 6'1 (1.88m x 1.85m)

With double glazed opaque window to side, low level WC, wash hand basin with mixer taps and vanity unit, panel enclosed bath with mixer taps and shower attachment, chrome heated towel rail, tiled walls, tiled floor.

REAR GARDEN

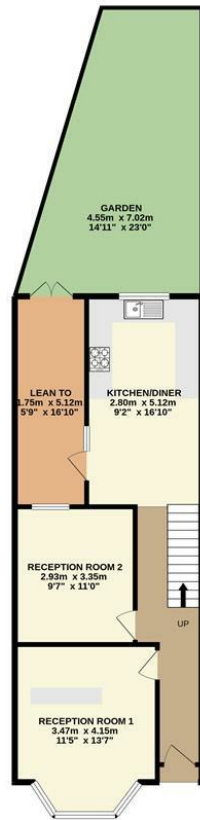
South facing with lawn, shrubs.

- Three Double Bedroom Victorian Terraced House
- Recently Refurbished Throughout
- Modern Spacious 16ft Kitchen/Diner
- South Facing Rear Garden & Lean-To
- Chain Free





GROUND FLOOR
55.4 sq.m. (599 sq.ft.) approx.



1ST FLOOR
46.4 sq.m. (499 sq.ft.) approx.



BOLTON ROAD, EDMONTON, N18

TOTAL FLOOR AREA: 101.8 sq.m. (1096 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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