



St. Andrew's Road, N9 8BY  
London









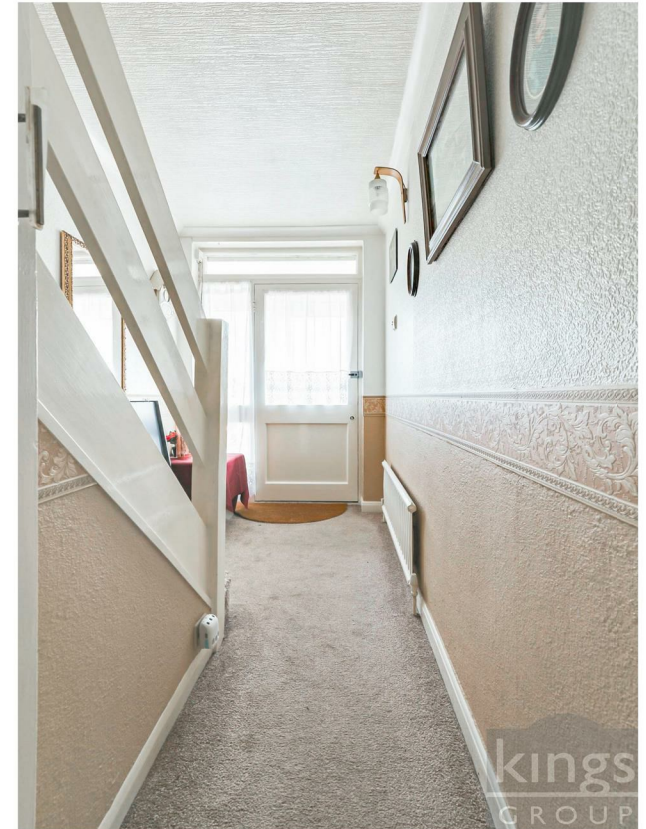
## St. Andrew's Road, N9 8BY

**\*\*CLICK FOR VIDEO TOUR\*\*** KINGS are proud to present this CORNER PLOT Three/Four Bedroom End Of Terrace House available with NO ONWARD CHAIN. This spacious EXTENDED 1930's style family home provides plenty of space throughout whilst still offering POTENTIAL to develop further from a remodel, off street parking and/or further extensions (stp).

The property features an entrance porch, a 23ft through lounge, a 22FT KITCHEN/DINER, a conservatory, a DOWNSTAIRS WC, four double rooms and a first floor bathroom. Further benefits include a large CORNER GARDEN with side and rear access, various outbuildings such as a brick built shed, a DETACHED GARAGE AND WORKSHOP with vehicular access via a service road on St. Michael's Road.

The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. In our opinion this is ideal for a family wanting a property they can make their own or for investors looking for a something versatile.

### Offers In Excess Of £500,000





## **FRONT DOOR TO:**

### **ENTRANCE PORCH**

With double glazed windows to front and side, door to:-

### **ENTRANCE HALLWAY**

With double glazed windows to front, coved and textured ceiling, double radiator, stairs to first floor landing, power points, carpeted flooring, door to:-

### **INNER HALLWAY**

With doors to:-

### **LIVING ROOM 23'7 x 12'2 (7.19m x 3.71m)**

With double glazed window to front, coved and textured ceiling, dado rail, two double radiators, TV point, power points, fireplace, carpeted flooring.

### **KITCHEN / DINER 22'8 x 7'11 (6.91m x 2.41m)**

With double glazed window to front, rear and side, coved and textured ceiling, tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated hob/oven, double radiator, TV point, power points, carpeted and laminated wood style flooring.

### **DOWNSTAIRS W.C**

### **CONSERVATORY 11'6 x 9'8 (3.51m x 2.95m)**

With double glazed window to rear and side, wood style flooring.

### **FIRST FLOOR LANDING**

With loft access, coved and textured ceiling, single radiator, fitted cupboards, power points, carpeted flooring.

### **BEDROOM ONE 13'2 x 10'11 (4.01m x 3.33m)**

With double glazed window to front, coved and textured ceiling, single radiator, power points, carpeted flooring.

### **BEDROOM TWO 12'6 x 7'11 (3.81m x 2.41m)**

With double glazed window to rear, textured ceiling, single radiator, TV point, power points, carpeted flooring.

### **BEDROOM THREE 10'11 x 10'6 (3.33m x 3.20m)**

With double glazed window to rear, coved and textured

ceiling, single radiator, built-in wardrobe, TV point, power points, carpeted flooring.

### **BEDROOM FOUR / DRESSING ROOM 8'6 x 7'11 (2.59m x 2.41m)**

With double glazed window to front, coved and textured ceiling, single radiator, fitted wardrobes, power points, carpeted flooring.

### **BATHROOM**

With double glazed window to rear, coved ceiling, tiled walls, panel enclosed bath with shower attached, wall mounted wash basin with vanity unit, low level W.C, lino flooring.

### **EXTERIOR: REAR GARDEN 39'5 x 36'1 (12.01m x 11.00m)**

Mainly laid to lawn with plant and shrub borders.

### **EXTERIOR: DOUBLE GARAGE 18'5 x 18'5 (5.61m x 5.61m)**

### **EXTERIOR: WORKSHOP ONE 31'2 x 9'6 (9.50m x 2.90m)**

### **EXTERIOR: WORKSHOP TWO 8'2 x 8'2 (2.49m x 2.49m)**



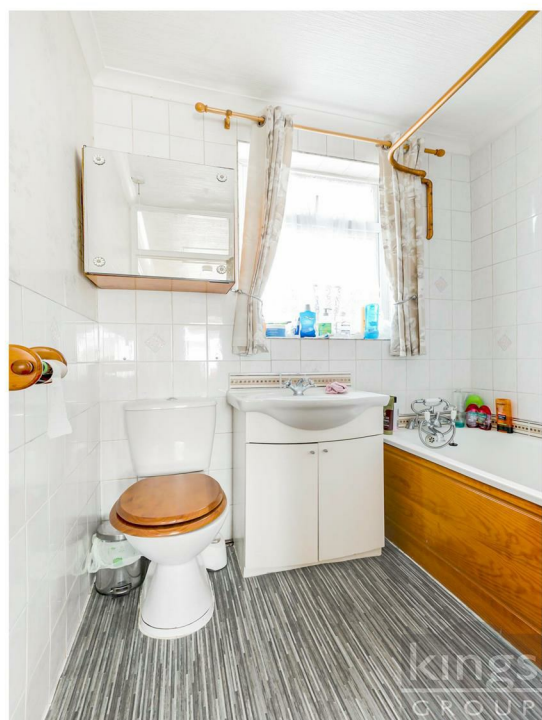














Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

**St Andrew's Road, Edmonton, N9 8BY**

Approximate Gross Internal Floor Area : 129.90 sq m / 1398.23 sq ft

Garage & Workshop : 65.90 sq m / 709.34 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.

6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

[www.kings-group.net](http://www.kings-group.net)

