



Cavendish Road, N18 2LS  
Edmonton









## Cavendish Road, N18 2LS

- Kings Are Pleased To Present This
- Five Bedroom End Of Terraced House
- Double Storey Side Extended
- Off Street Parking & Integral Garage
- Two Reception Rooms & Spacious Kitchen
- Two Bathrooms & Downstairs WC
- 45ft Rear Garden
- Gas Central Heating & Double Glazing
- Chain Free
- Council Tax Band E

£525,000



KINGS are pleased to present this SUBSTANTIAL FIVE BEDROOM End Of Terrace House in N18, available with NO ONWARD CHAIN. This impressive property has been DOUBLE-STOREY SIDE EXTENDED, offering generous living space throughout, including two spacious open plan reception areas and a good-sized separate kitchen. The ground floor also benefits from a convenient DOWNSTAIRS WC, while the first floor provides TWO BATHROOMS serving the five bedrooms.

Externally, the home boasts OFF STREET PARKING and an INTEGRAL GARAGE, providing excellent storage and practicality. To the rear, a 45ft garden offers ample outdoor space with FURTHER POTENTIAL TO EXTEND (stp). Additional features include gas central heating, double glazing, and the advantage of being offered chain free, allowing for a smooth and swift purchase process.

Situated in Upper Edmonton, the property benefits from superb transport connections, with both Silver Street Overground Station and Meridian Water Station within easy reach, offering quick links into Liverpool Street and Stratford. Numerous bus routes operate along nearby Fore Street, while road users benefit from excellent proximity to the A406 and A10.

The location is well served with a variety of local shops and amenities just a short walk away, alongside major retail options at Edmonton Green Shopping Centre and the emerging Meridian Water regeneration zone, offering exciting long-term investment potential. Families will appreciate the direct access to Craig Park for open green space.

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

**ENTRANCE HALLWAY**

**RECEPTION ONE 10'3 x 10'11 (3.12m x 3.33m)**

**RECEPTION TWO 17'2 x 11'9 (5.23m x 3.58m)**

**KITCHEN 14'1 x 8'10 (4.29m x 2.69m)**

**DOWNSTAIRS WC 4'5 x 4'3 (1.35m x 1.30m)**

**STAIRCASE TO FIRST FLOOR LANDING**

**BEDROOM ONE 12'5 x 9'5 (3.78m x 2.87m)**

**BEDROOM TWO 12'5 x 9'5 (3.78m x 2.87m)**

**BEDROOM THREE 7'10 x 5'11 (2.39m x 1.80m)**

**SHOWER ROOM 5'9 x 5'2 (1.75m x 1.57m)**

**BEDROOM FOUR 9'1 x 9'3 (2.77m x 2.82m)**

**BEDROOM FIVE 9'3 x 8'8 (2.82m x 2.64m)**

**BATHROOM 6'8 x 5'7 (2.03m x 1.70m)**

**GARDEN 45'0 x 25'0 (13.72m x 7.62m)**

**INTEGRAL GARAGE 9'1 x 8'10 (2.77m x 2.69m)**



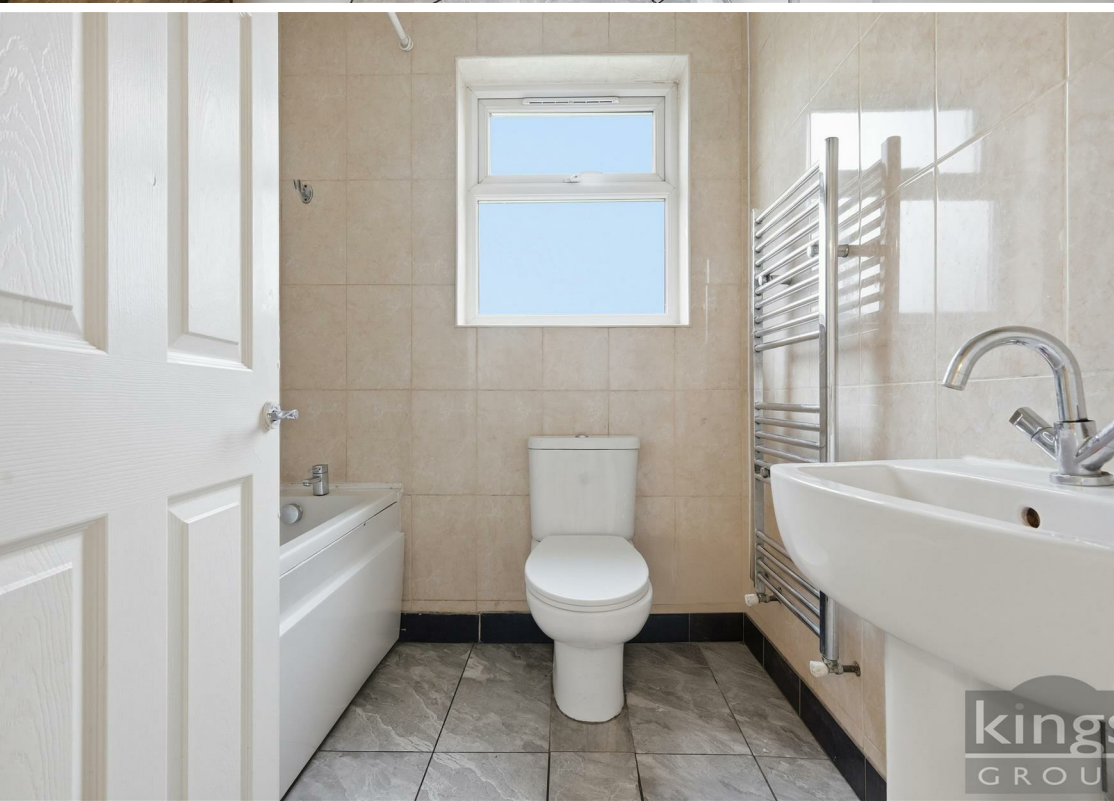






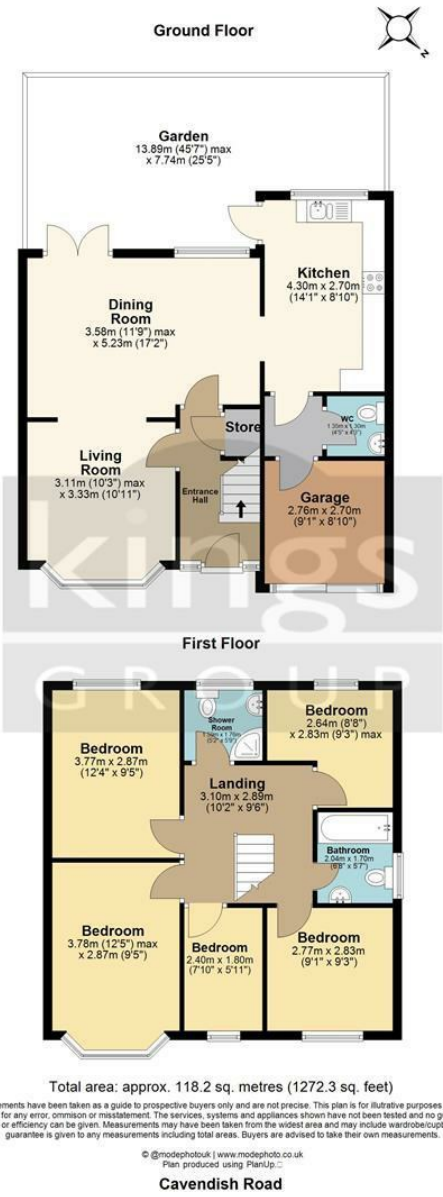
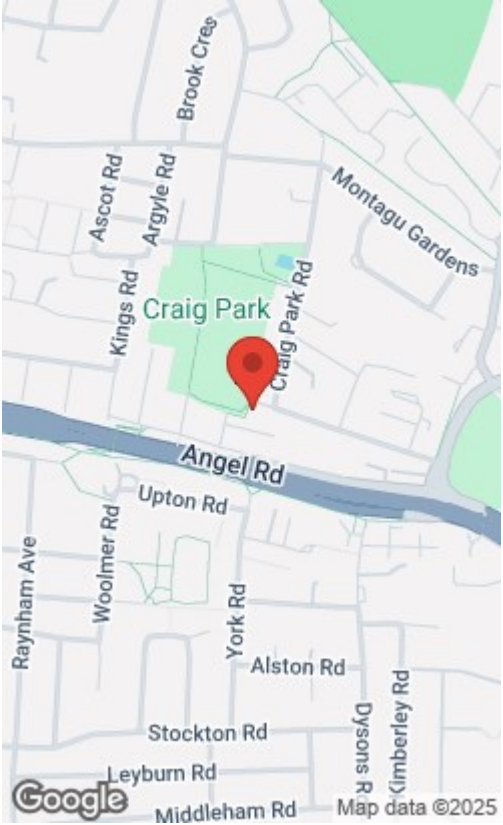








| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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

