

Weir Hall Road, N18 1EL
Edmonton

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Weir Hall Road, N18 1EL

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Loft Extended Family Home
- Fitted Kitchen
- Ground Floor Bathroom
- Potential To Extend (stp)
- 60FT Rear Garden
- Chain Free
- Double Glazed Windows & Gas Central Heating
- Close To White Hart Lane Station

Offers Over £425,000









KINGS are pleased to present this CHAIN FREE THREE BEDROOM END OF TERRACE HOUSE, situated in the popular residential area of Upper Edmonton. This LOFT EXTENDED family home offers accommodation ARRANGED OVER THREE FLOORS, benefiting from a FITTED KITCHEN, TWO BATHROOMS and a 60FT REAR GARDEN.

The ground floor features a well-proportioned LIVING ROOM, alongside a FITTED KITCHEN and a convenient GROUND FLOOR BATHROOM. Further benefits include built-in storage, gas central heating and double glazing.

The first floor comprises TWO WELL PROPORTIONED BEDROOMS, while the LOFT CONVERSION provides an additional 13FT BEDROOM WITH EN-SUITE. The second floor also benefits from useful EAVES STORAGE.

Externally, the property benefits from a 60FT PRIVATE REAR GARDEN, offering plenty of outdoor space, together with SIDE ACCESS providing convenient access to the rear of the property. Further benefits include POTENTIAL TO EXTEND (STPP).

Situated on Weir Hall Road, the property is within easy reach of WHITE HART LANE STATION, providing regular connections towards London Liverpool Street. The A10 and A406 NORTH CIRCULAR ROAD are also easily accessible, while NORTH MIDDLESEX HOSPITAL, Fore Street and a variety of local shops, schools and amenities are nearby. In our opinion, this property is well suited to FAMILIES and BUYERS seeking a three-bedroom home with NO ONWARD CHAIN.

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

ENTRANCE HALLWAY

LIVING ROOM 12' x 13 (3.66m x 3.96m)

KITCHEN 7'7 x 16'2 (2.31m x 4.93m)

GROUND FOOR BATHROOM 4'5 x 5'1 (1.35m x 1.55m)

STORE ROOM 8'7 x 2'11 (2.62m x 0.89m)

FIRST FLOOR LANDING 12' x 6'1 (3.66m x 1.85m)

BEDROOM ONE 12' x 9'9 (3.66m x 2.97m)

BEDROOM TWO 7'9 x 16'3 (2.36m x 4.95m)

SECOND FLOOR LANDING

BEDROOM THREE 13'11 x 13 (4.24m x 3.96m)

EN-SUITE BATHROOM 6'6 x 4'10 (1.98m x 1.47m)

EAVES 2'10 x 9'10 (0.86m x 3.00m)

GARDEN 60'4 x 16'2 (18.39m x 4.93m)








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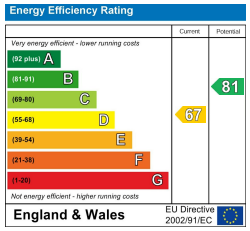

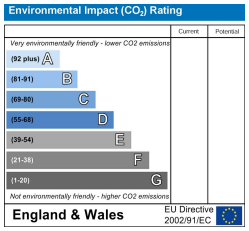

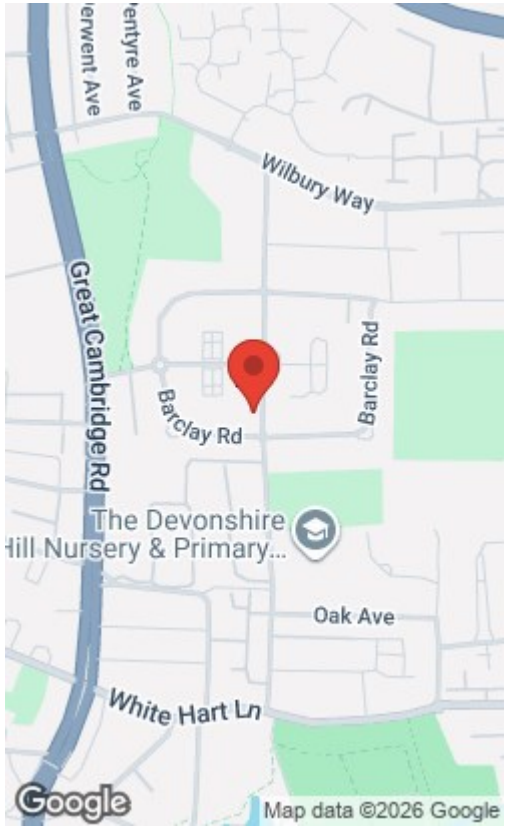

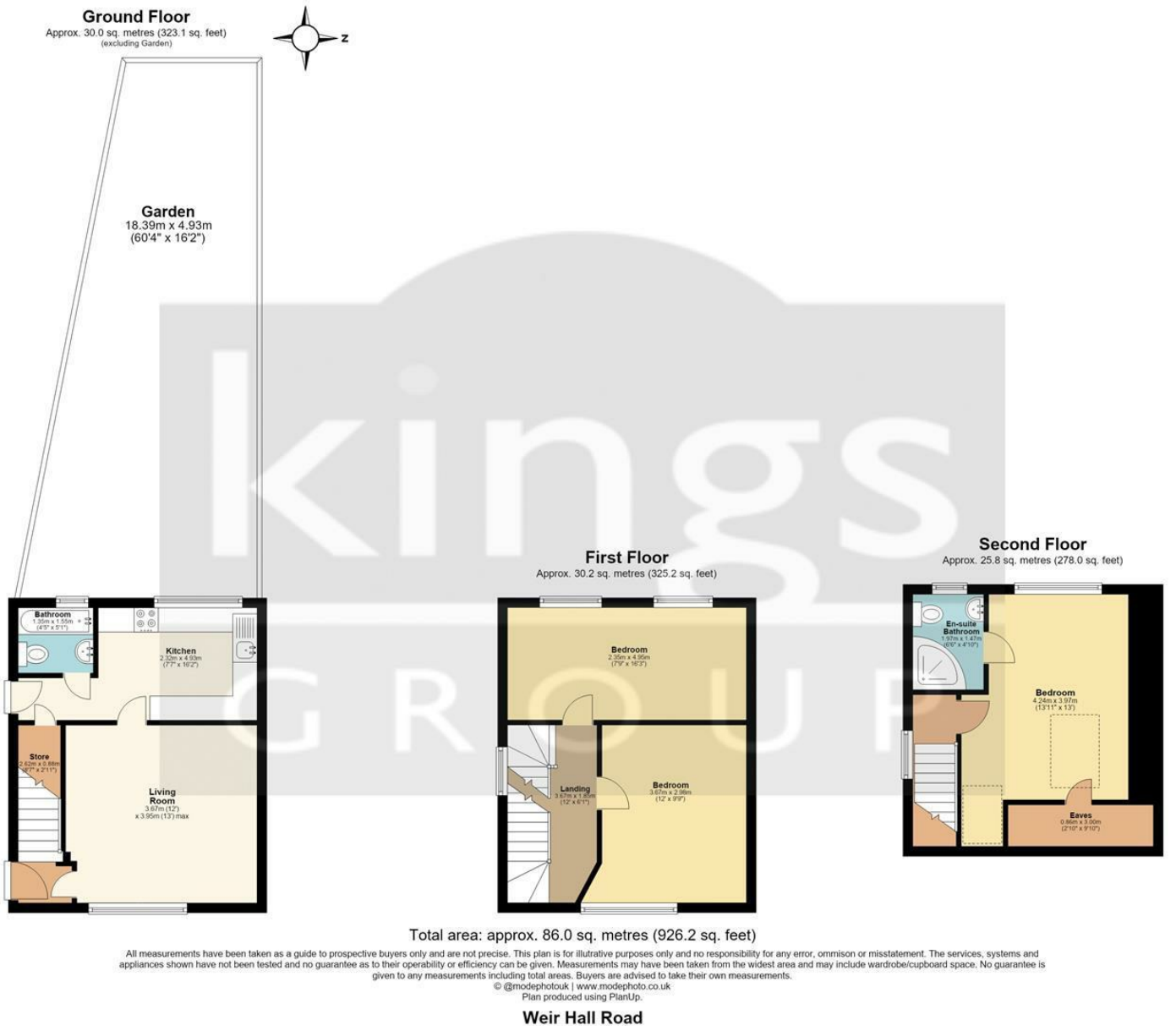

Total area: approx. 86.0 sq. metres (926.2 sq. feet)

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.

Weir Hall Road

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