



Bridlington Road, N9 7RH
London





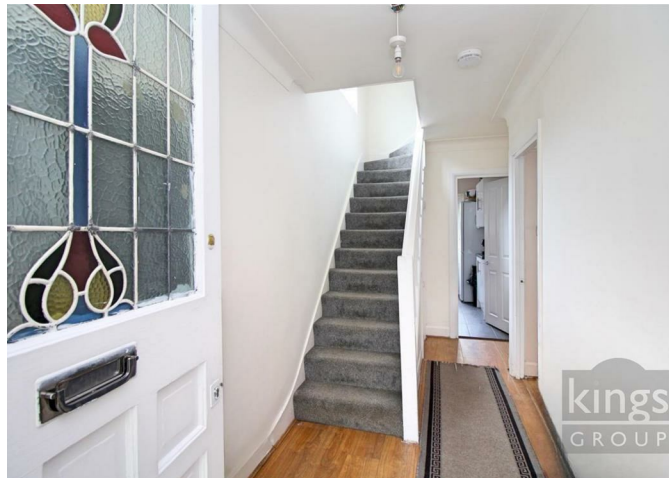
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Bridlington Road, N9 7RH

KINGS are delighted to offer this SPACIOUS Three Bedroom End Of Terrace House situated just off of the Hertford Road on a no-through road. This bay fronted 1930's built home features an entrance porch, TWO RECEPTION ROOMS, a good sized kitchen, a FIRST FLOOR BATHROOM and a 37ft rear garden with SIDE ACCESS. Further benefits include double glazing and gas central heating.

The property has an abundance of amenities close by, its perfect for the family with JUBILEE PARK conveniently located at the end of the road with a number of popular schools also within easy reach. With both Edmonton Green Train Station and A406 North Circular Road within a close proximity there are good transports links connecting you to the City.

£435,000



- Kings Are Delighted To Offer This
- Bay Fronted 1930's Build
- Separate Fitted Kitchen
- 37ft Rear Garden With Side Access
- Walking Distance To Jubilee Park & Shops

FRONT DOOR TO:

PORCH 2'07 x 6'02 (0.79m x 1.88m)

With double glazed window to side aspect, laminated wood style flooring.

ENTRANCE HALLWAY 14'02 x 5'02 (4.32m x 1.57m)

With stairs leading to first floor landing, under stairs storage cupboard, coved ceiling, double radiator, power points, laminated wood style flooring.

RECEPTION ROOM ONE 13'09 x 11'05 (4.19m x 3.48m)

With double glazed bay window to front aspect, coved ceiling, picture rail, double radiator, television point, power points, laminated wood style flooring.

RECEPTION ROOM TWO 14'01 x 9'0 (4.29m x 2.74m)

With double glazed windows to side aspect, double radiator, television point, power point, storage cupboard, double glazed door leading to garden, laminated wood style flooring,

KITCHEN 8'09 x 6'05 (2.67m x 1.96m)

With double glazed window to rear aspect, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric oven and hob with chimney style extractor fan, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, tiled flooring, double glazed door leading to rear garden.

FIRST FLOOR LANDING 8'04 x 6'04 (2.54m x 1.93m)

With double glazed window to side aspect, loft access, laminated wood style flooring,

BEDROOM ONE 14'01 x 10'05 (4.29m x 3.18m)

With double glazed bay window to front aspect, double radiator, power points, laminated wood style flooring.

- Three Bedroom End Of Terrace House
- Two Reception Rooms
- First Floor Bathroom
- Double Glazing & Gas Central Heating
- Council Tax Band D

BEDROOM TWO 11'05 x 10'05 (3.48m x 3.18m)

With double glazed window to rear aspect, double radiator, television point, power points, laminated wood style flooring.

BEDROOM THREE 7'02 x 6'04 (2.18m x 1.93m)

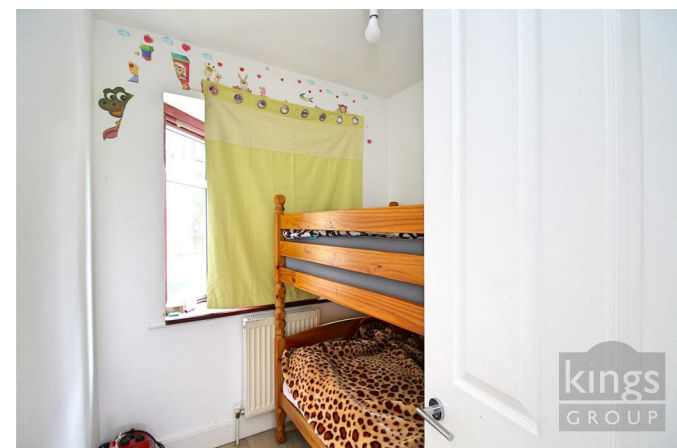
With double glazed bay window to front aspect, double radiator, power points, laminated wood style flooring.

BATHROOM 5'11 x 6'02 (1.80m x 1.88m)

With double glazed opaque window to rear aspect, tiled walls, extractor fan, panel enclosed bath with shower attachment, wash basin with mixer tap and vanity under, low level W.C, tiled flooring.

GARDEN 37'10 x 21'09 (11.53m x 6.63m)

Mainly paved and laid to lawn with plant and shrub borders, water tap.



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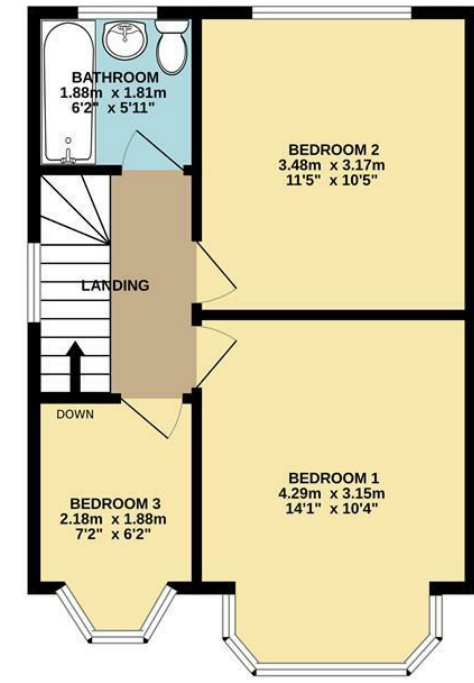
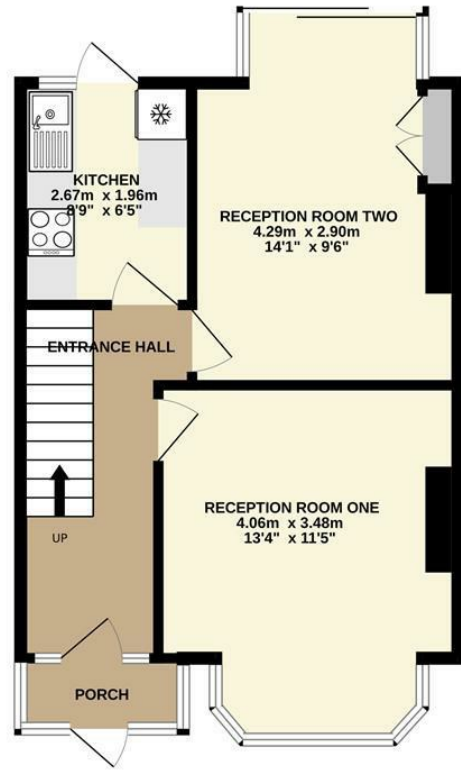


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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

GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.

1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.



BRIDLINGTON ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 74.0 sq.m. (796 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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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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