



Picketts Lock Lane, N9 0AX
London

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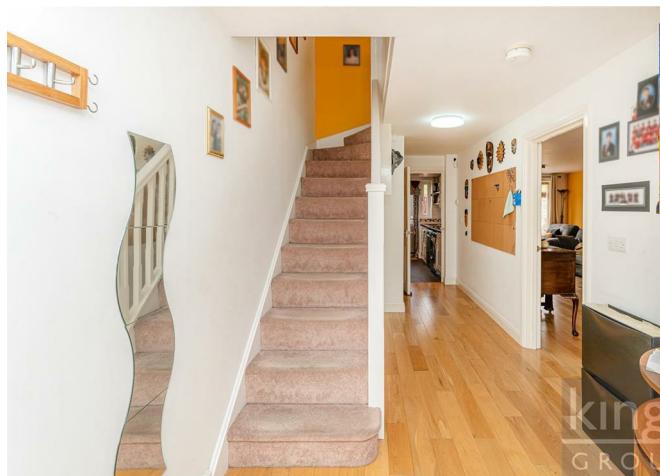


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Picketts Lock Lane, N9 0AX

- Kings Are Pleased To Present This
- Three Double Bedroom End Of Terrace House
- Driveway For Up To Four Cars
- Spacious 27ft Through Lounge
- Modern First Floor Bathroom & Downstairs WC
- Ensuite To Bedroom Three
- 48ft Rear Garden and Storage Shed
- Garage En Bloc
- Chain Free
- Council Tax Band C

£474,995



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KINGS are pleased to present this SPACIOUS THREE DOUBLE BEDROOM End Of Terrace House nestled on the outskirts of N9, with a DRIVEWAY FOR UP TO FOUR CARS. This CHAIN FREE property built circa 2007 offers generous living space ARRANGED OVER THREE FLOORS comprising a 27ft THROUGH LOUNGE perfect for entertaining with both lounge and dining areas, and a modern fitted kitchen, both leading out to the 48FT REAR GARDEN with a large shed for storage.

There is also a conveniently located GROUND FLOOR WC and a first floor family bathroom for practicality. Further features include an ENSUITE shower room to the second floor bedroom, gas central heating, double glazing and a GARAGE EN BLOC.

The location just off Meridian Way has excellent transport links with Meridian Water and Edmonton Green train stations nearby, offering swift connections to Central London. Local amenities, schools, and shopping facilities are within easy reach both at Edmonton Green and Ravenside Retail Park.

The Lee Valley Leisure Complex and Regional Parkland provides fantastic recreational options only moments away, with an Odeon Luxe cinema, an 18-hole golf course and the well-equipped Lee Valley Athletics Centre complete with a gym, café and both indoor and outdoor tracks. The River Lee Navigation river provides peaceful riverside walks or cycling routes directly into central London or out to surrounding counties.

Council Tax Band C

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low

Construction Type - Standard (Brick, Tile)



ENTRANCE HALLWAY

RECEPTION / DINING ROOM 27'2 x 11'8 (8.28m x 3.56m)

KITCHEN 10'2 x 7'3 (3.10m x 2.21m)

WC 4'9 x 3'2 (1.45m x 0.97m)

FIRST FLOOR LANDING

BEDROOM ONE 15'1 x 11'3 (4.60m x 3.43m)

BEDROOM TWO 13'4 x 10'5 (4.06m x 3.18m)

BATHROOM 7'4 x 5'2 (2.24m x 1.57m)

STAIRS LEADING TO

BEDROOM THREE 12'8 x 10'4 (3.86m x 3.15m)

ENSUITE 8'4 x 2'4 (2.54m x 0.71m)

GARDEN 48'4 x 19'9 (14.73m x 6.02m)

SHED 13'4 x 10'3 (4.06m x 3.12m)

GARAGE EN BLOC

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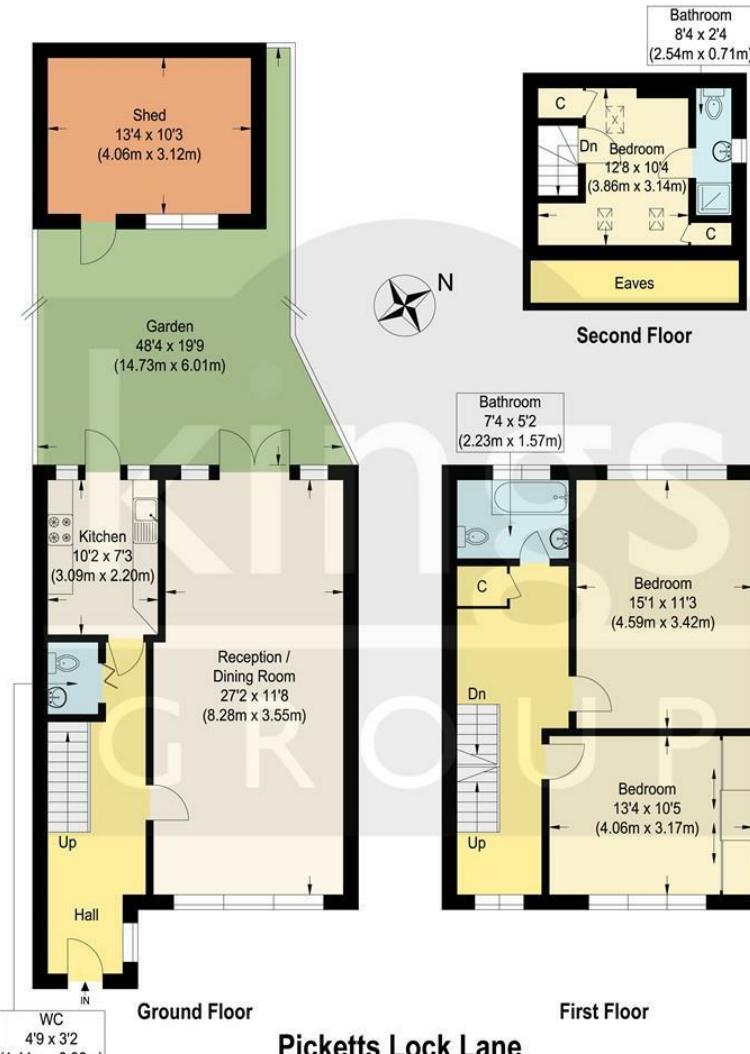
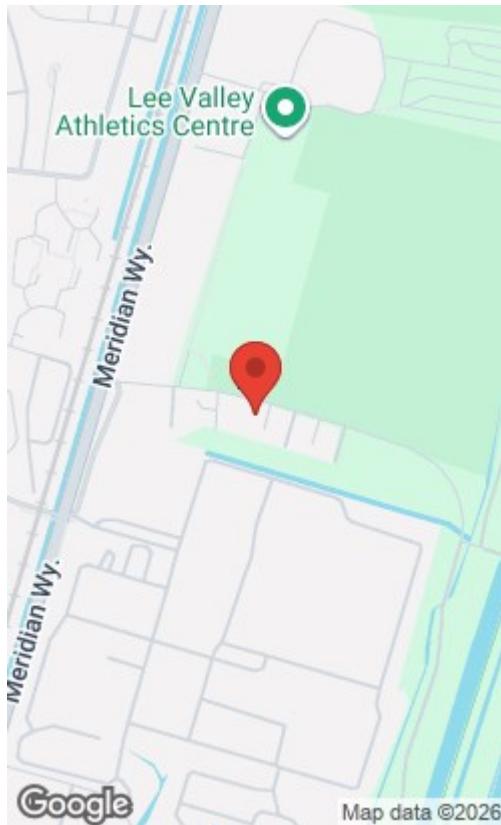


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	75	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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



Picketts Lock Lane

Approximate Gross Internal Floor Area : 112.20 sq m / 1207.71 sq ft
(Excluding Shed & Eaves)

Shed Area : 12.70 sq m / 136.70 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.