

Gordon Road, N9 0LX
London





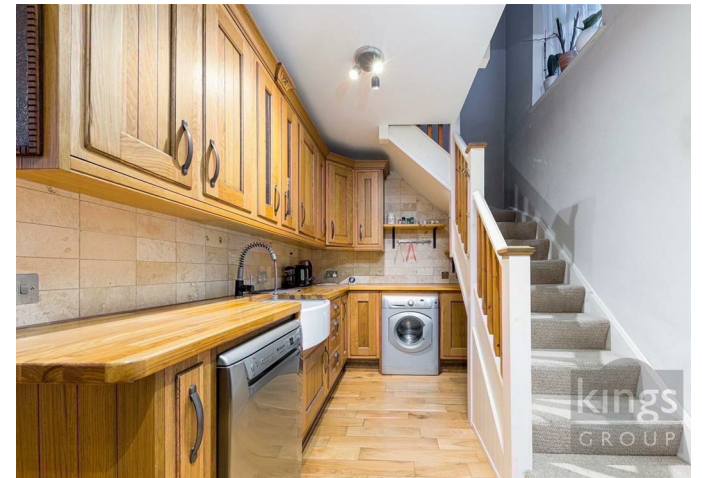
kings
GROUP

Gordon Road, N9 0LX

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present a UNIQUE OPPORTUNITY to acquire this Three Double Bedroom DETACHED House with OFF STREET PARKING via a car port to the side, situated within WALKING DISTANCE of Edmonton Green shopping centre and train station. The IMMACULATE property features a spacious welcoming entrance hall, a 16ft lounge/diner both with real wood parquet flooring, a separate kitchen, a MODERN FIRST FLOOR BATHROOM, a sheltered car port accessed via a garage door and a paved garden to the side.

Due to the central location, we feel that this makes an ideal family home ready to move into. The promising Lower Edmonton area known as 'The Green' has undergone extensive regeneration and has benefited from major improvements in recent years ranging from redesigned public areas, upgraded transport links, added shopping facilities, whilst still retaining its famous indoor market.

£435,000



- Kings Are Pleased To Present A
- Three Double Bedroom Detached House
- 16ft Lounge/Diner
- Separate Fitted Kitchen
- Paved Garden To Side

- Unique Opportunity To Acquire This
- Off Street Parking Via Car Port
- Real Wood Parquet Flooring
- Modern First Floor Bathroom
- Council Tax Band C

FRONT DOOR TO:

Mainly paved.

ENTRANCE HALLWAY 10'6 x 6'10 (3.20m x 2.08m)

With opaque window to front aspect, storage cupboard, single radiator, power points, stripped wood flooring.

RECEPTION ROOM 16'1 x 10'6 (4.90m x 3.20m)

With double glazed window to side aspect, power points, stripped wood flooring.

KITCHEN 17'7 x 8'8 (5.36m x 2.64m)

With tiled walls, range of wall and base units with roll top work surfaces, integrated gas oven and hob with chimney style extractor, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, stripped wood flooring, door leading to terrace.

FIRST FLOOR LANDING 13'3 x 6'5 to 5'3 (4.04m x 1.96m to 1.60m)

With double glazed window to side aspect, double radiator, carpeted.

BEDROOM ONE 10'6 x 8'3 (3.20m x 2.51m)

With double glazed window to front aspect, radiator, power points, carpeted.

BEDROOM TWO 10'6 x 8'1 (3.20m x 2.46m)

With double glazed window to rear aspect, radiator, power points, carpeted.

BEDROOM THREE 10'6 x 8'8 (3.20m x 2.64m)

With double glazed window to front aspect, radiator, power points, carpeted.

BATHROOM 6'11 x 6'8 (2.11m x 2.03m)

With skylight, tiled walls, panel enclosed bath with shower attachment, wash basin, low level W.C, tiled flooring.

TERRACE 17'7 x 11'10 (5.36m x 3.61m)

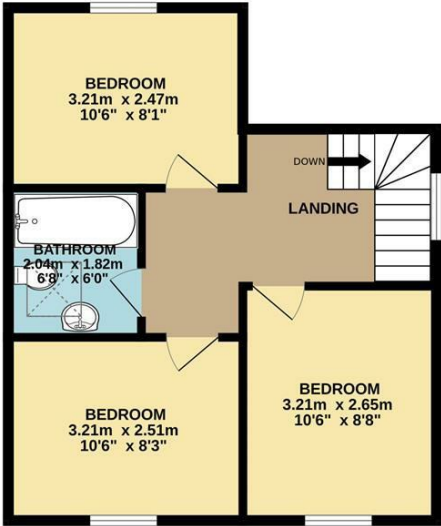
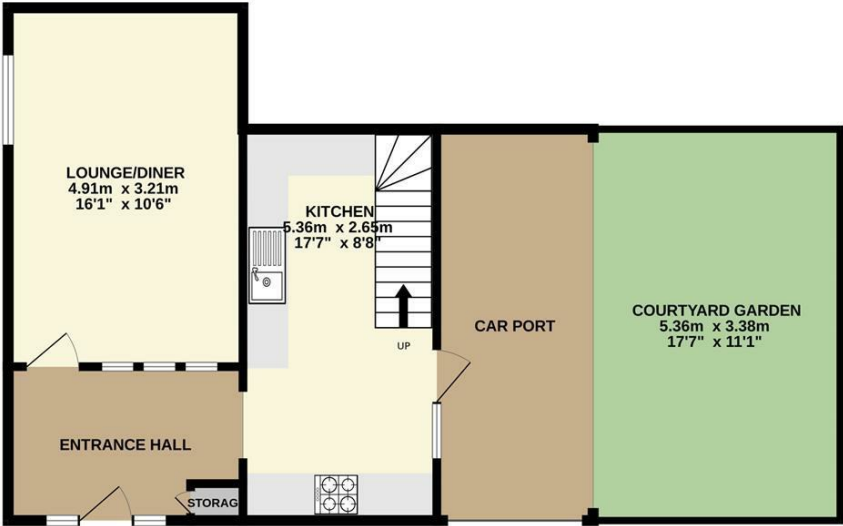








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GORDON ROAD, EDMONTON, N9

TOTAL FLOOR AREA : 84.9 sq.m. (913 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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