



Coniston Gardens, N9 8NB
Edmonton





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- Kings Are Pleased To Present This
- Three Bedroom 1930's Style House
- Loft Extended
- Spacious 21ft Lounge/Diner
- Ground Floor WC
- En-Suite Shower Room
- 35ft Rear Garden
- Double Glazing and Storage Heaters
- Close To Local Shops & Transport Links
- Chain Free

£399,950



KINGS are pleased to present this CHAIN FREE Three Bedroom 1930's Style Loft Extended Terraced House, offering spacious accommodation arranged across three floors. This family home has been EXTENDED TO THE REAR and features an impressive 21FT LOUNGE/DINER, as well as a fitted kitchen leading into a BREAKFAST AREA.

With a convenient GROUND FLOOR WC, family bathroom and EN-SUITE SHOWER ROOM, the property offers practicality for a growing family. The first floor comprises two bedrooms, both benefiting from fitted storage, while the LOFT EXTENSION provides a spacious principal bedroom with fitted wardrobes and an en-suite. Outside, there is a 35FT REAR GARDEN, providing valuable space for relaxing and entertaining. Further benefits include double glazing and storage heaters

Situated at the bottom of a CUL-DE-SAC just off Hertford Road, the property is conveniently located within easy reach of Edmonton Green Shopping Centre, bus terminal and train station. A variety of local shops and amenities are close by, while Eldon School and several other schools are within walking distance, making this an ideal opportunity for families or investors seeking a well-connected location.

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

ENTRANCE HALLWAY

LOUNGE/DINER 21'11 x 12'4 (6.68m x 3.76m)

KITCHEN 8'10 x 7'7 (2.69m x 2.31m)

BREAKFAST AREA 5'2 x 7'7 (1.57m x 2.31m)

FIRST FLOOR LANDING

BEDROOM ONE 13' x 9'10 (3.96m x 3.00m)

BEDROOM TWO 8'4 x 7'6 (2.54m x 2.29m)

BATHROOM 5'5 x 4'6 (1.65m x 1.37m)

SECOND FLOOR LANDING

BEDROOM THREE 12'7 x 9'10 (3.84m x 3.00m)

EN-SUITE 3'11 x 3'6 (1.19m x 1.07m)

GARDEN 35'5 x 10'7 (10.80m x 3.23m)



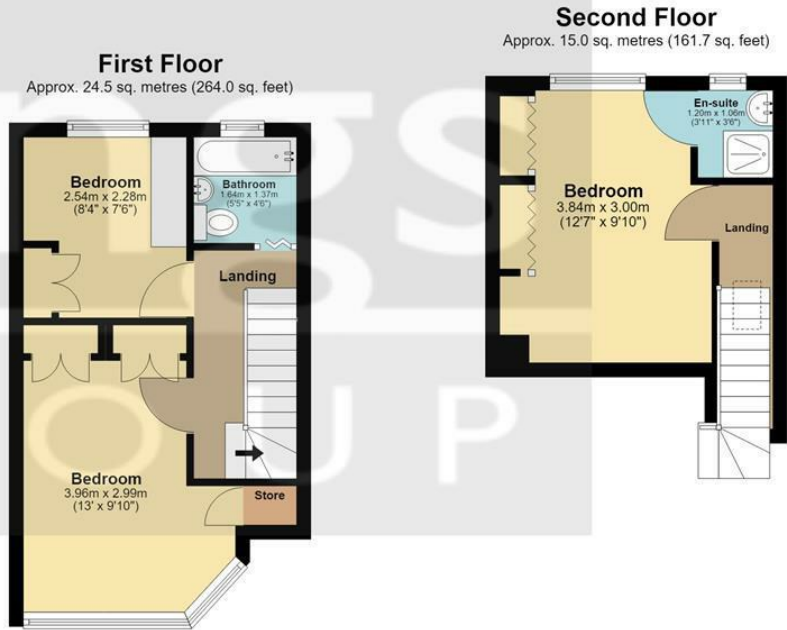
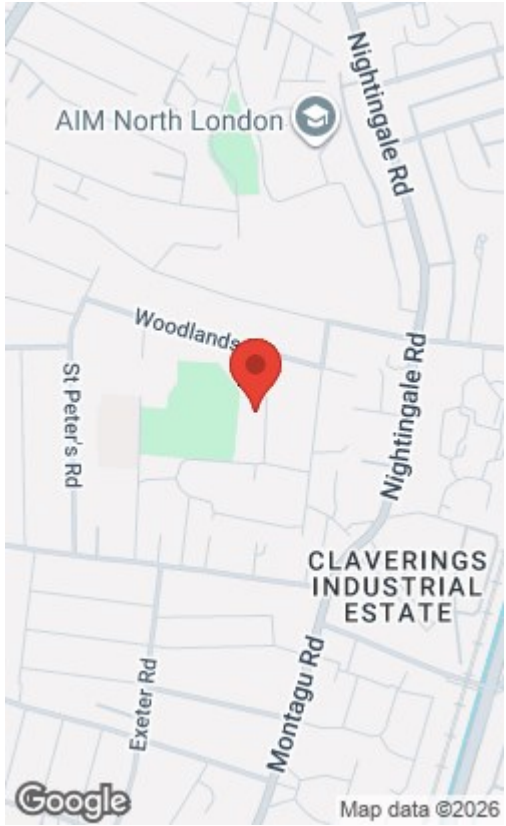






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 78.4 sq. metres (843.9 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, omission 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.

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