



Derwent Avenue, N18 1BW  
Edmonton





## Derwent Avenue, N18 1BW

- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Bay Fronted 1930's Build
- Off Street Parking & Garage To Side
- 28ft Through Lounge & 17ft Wide Conservatory
- Separate Kitchen & First Floor Shower Room
- Gas Central Heating & Double Glazing
- 51ft Rear Garden With Side Access
- Potential To Extend (stp)
- Chain Free

£525,000



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KINGS are pleased to present this well maintained Three Bedroom Semi Detached House on the ever popular Derwent Avenue, with OFF STREET PARKING and a GARAGE TO THE SIDE. The charming bay fronted 1930's built family home is offered to the market CHAIN FREE. AVAILABLE FOR THE FIRST TIME since being originally purchased as a new build in the 1930's, this much loved home has been cherished and passed down through the same family for almost 100 years, offering a RARE OPPORTUNITY to acquire a property with such wonderful history and care.

Upon entering you are welcomed by a SPACIOUS 28FT THROUGH LOUNGE with bays to the front and rear. This is complemented by a separate fitted kitchen, and a generous 17FT WIDE CONSERVATORY creating a versatile additional reception space bathed in natural light. On the first floor there are three well proportioned bedrooms with custom fitted storage, together with a modern shower room for practicality.

Outside, there is a secluded 51FT BY 30FT REAR GARDEN complete with mature trees, access to the garage and SIDE ACCESS. In our opinion the property is ready to move straight into with the comforts of gas central heating and double glazing throughout, whilst still offering EXCELLENT POTENTIAL TO EXTEND TO THE SIDE, REAR AND INTO THE LOFT (STP). Purchasers can create their ideal long term family home combining character, future expansion and an excellent location.

Situated on a SOUGHT AFTER residential turning of Upper Edmonton with effortless transport links including easy access to the A10 and A406 North Circular roads. Silver Street train station is close by providing convenient connections into the city in under 25 minutes. The property also benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL, together with a wide selection of local shops, restaurants, and everyday amenities.

Council Tax Band D

EPC Rating D

Construction Type - Standard (Brick, Tile)

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

<b>PORCH</b>	<b>BEDROOM ONE 11'6 x 8'8 to wardrobes (3.51m x 2.64m to wardrobes)</b>
<b>ENTRANCE HALL 9'9 x 5'11 (2.97m x 1.80m)</b>	<b>BEDROOM TWO 11'3 x 9'1 (3.43m x 2.77m)</b>
<b>LOUNGE/DINER 28'5 x 11'11 (8.66m x 3.63m)</b>	<b>BEDROOM THREE 7'11 x 7'0 (2.41m x 2.13m)</b>
<b>KITCHEN 13'2 x 7'1 (4.01m x 2.16m)</b>	<b>BATHROOM 6'7 x 6'3 (2.01m x 1.91m)</b>
<b>CONSERVATORY 17'8 x 9'10 (5.38m x 3.00m)</b>	<b>GARDEN 51'8 x 30'2 (15.75m x 9.19m)</b>
<b>FIRST FLOOR LANDING 8'6 x 6'8 (2.59m x 2.03m)</b>	<b>GARAGE 17'9 x 11'8 (5.41m x 3.56m)</b>



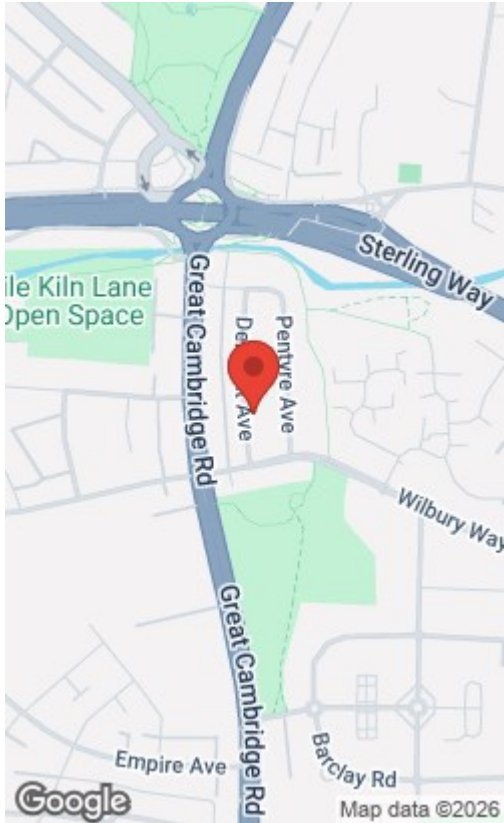






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	57

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Total area: approx. 118.1 sq. metres (1270.9 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. © @modsp/stock | www.modspphoto.co.uk Plans produced using Planity.

Derwent Ave

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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