Great Cambridge Road, N18 1LD
Edmonton

kings
GROUP

kings
GROUP

Great Cambridge Road, N18 1LD

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Spacious Bay Fronted 1930's Build
- 30ft Through Lounge
- Separate Kitchen With Dining & Utility Area
- First Floor Shower Room & Downstairs WC
- 41ft Garden With Side & Rear Access
- Detached Garage To Rear Via Service Road
- Potential To Extend (stp)
- Chain Free

£475,000

KINGS are pleased to present this SPACIOUS Three Bedroom End of Terrace House with a DETACHED REAR GARAGE available with NO ONWARD CHAIN. Situated in the Upper Edmonton area bordering Palmers Green, this charming 1930's bay fronted family home offers generous living space, a well balanced layout, and exciting POTENTIAL TO EXTEND to the rear or into the loft (stp).

On the ground floor, a welcoming entrance hall leads onto a large open plan 30FT THROUGH LOUNGE, an extended kitchen complete with dining space and a UTILITY AREA, along with a DOWSTAIRS WC for convenience. Furthermore, there are three well proportioned bedrooms with fitted storage, and a practical FIRST FLOOR SHOWER ROOM.

Outside, there is a 41FT GARDEN with both SIDE AND REAR ACCESS, leading directly to the garage via a resident's service road on neighbouring Westerham Avenue. Both front and rear gardens are wider than average due to being an end of terrace property. Additional benefits include gas central heating, double glazed windows, and loft storage.

The location is close to North Middlesex Hospital, a selection of high-performing local schools, and a variety of green spaces including Pymmes Park and Broomfield Park. Commuters will benefit from excellent transport links, with Silver Street Overground Station nearby connecting directly to Liverpool Street, and Palmers Green Station providing regular trains to Kings Cross and Moorgate.

Road users have easy access to the A10 and A406 North Circular, ensuring smooth travel across London and beyond. Nearby Green Lanes and Edmonton Green offer shopping, dining, and leisure options to suit every lifestyle.

Council Tax Band D
EPC Rating E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE HALL

THROUGH LOUNGE 30'1 x 12'6 (9.17m x 3.81m)

KITCHEN/DINER/UTILITY 17'8" × 8'4 (5.38m × 2.54m)

WC

FIRST FLOOR LANDING

BEDROOM ONE 15'6 x 11'6 (4.72m x 3.51m)

BEDROOM TWO 10'3 x 6'11 (3.12m x 2.11m)

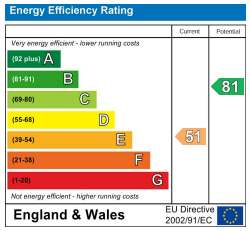
BEDROOM THREE 12'6 x 11'6 (3.81m x 3.51m)

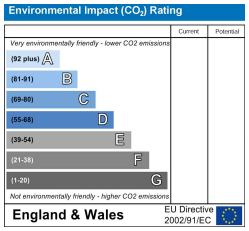
BATHROOM 8'1 x 6'11 (2.46m x 2.11m)

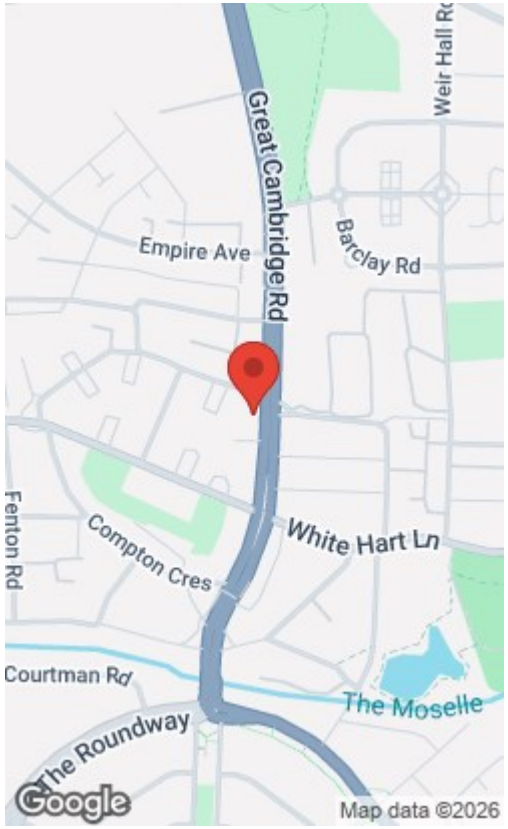
GARDEN 41'8 x 22'2 (12.70m x 6.76m)

GARAGE 17'3 x 9'5 (5.26m x 2.87m)

kings
GROUP







Total area: approx. 119.8 sq. metres (1289.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Carlton Terrace

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.

6 Church Street, Edmonton, London, N9 9DX
T: 02083500100
E:
www.kings-group.net