



FOR SALE
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GROUP
020 8350 0100

Middleham Road, N18 2RZ
London





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- Kings Are Pleased To Present This
- Two Bedroom End Of Terrace House
- Off Street Parking
- Open Plan Lounge/Diner
- Fitted Kitchen & Large Utility To Side
- First Floor Bathroom
- 48ft South Facing Rear Garden
- Gas Central Heating & Double Glazing
- Tottenham N17 Borders
- Council Tax Band C

£420,000



KINGS are pleased to present this Two Bedroom End Of Terrace House located in Upper Edmonton close to TOTTENHAM N17 BORDERS, with a choice of train stations within walking distance. The property features OFF STREET PARKING, an entrance porch, both living and dining areas, a fitted kitchen, a LARGE UTILITY with front and rear access, and a FIRST FLOOR BATHROOM. Further benefits include a 48FT SOUTH FACING GARDEN, gas central heating and double glazing.

The immediate area known as Angel Edmonton has a variety of shops and also boasts a number of coffee shops and restaurants within walking distance. Nothing is too far away with both White Hart Laner and Meridian Water train stations, A406 Access, North Middlesex Hospital and local schools all within easy reach.

Council Tax Band C

Construction Type - STandard (Brick, Tile)

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

PORCH

ENTRANCE HALL

RECEPTION ROOM 13'9 x 12'6 (4.19m x 3.81m)

DINING ROOM 9'4 x 9'1 (2.84m x 2.77m)

KITCHEN 9'1 x 5'9 (2.77m x 1.75m)

UTILITY ROOM 16'4 x 5'5 (4.98m x 1.65m)

FIRST FLOOR LANDING

BEDROOM ONE 13'1 x 11'6 (3.99m x 3.51m)

BEDROOM TWO 9'4 x 9'1 (2.84m x 2.77m)

BATHROOM 6'2 x 6'1 (1.88m x 1.85m)

GARDEN 49'0 approx (14.94m approx)



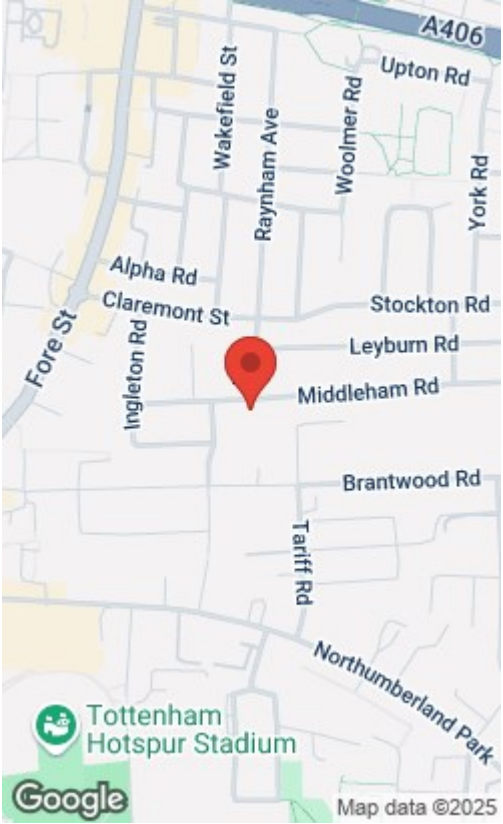




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			88	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



Middleham Road

Approximate Gross Internal Floor Area : 73.0 sq m / 785.76 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.

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