



Montagu Crescent, N18 2HA
London

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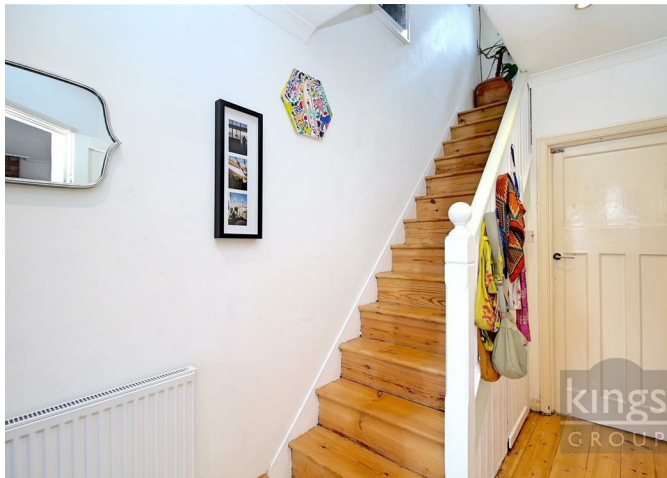
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KINGS are delighted to offer this EXTENDED Three Bedroom Semi Detached House with OFF STREET PARKING. The charming property features a front reception room, a good sized kitchen with breakfast area leading onto a SPACIOUS DINING ROOM in the rear extension, a modern ground floor bathroom and a versatile UTILITY AREA/STORE ROOM providing SIDE ACCESS to a 34ft rear garden. Further benefits include RESTORED ORIGINAL WOOD FLOORING, double glazed windows, gas central heating and built in storage.

Situated just off Montagu Road there is easy access to the A406 North Circular Road as well as being within walking distance of the new MERIDIAN WATER TRAIN STATION, which is just one stop away from joining the underground Victoria Line via Tottenham Hale. It is also close to the planned MAJOR REGENERATION project Meridian Water offering a wealth of new infrastructure and amenities.

£440,000



- Kings Are Delighted To Offer This
- Off Street Parking
- Ground Floor Bathroom
- 34ft Rear Garden With Side Access
- Double Glazing & Gas Central Heating

FRONT DOOR TO:

PORCH 3'0 x 2'9 (0.91m x 0.84m)

With tiled flooring.

ENTRANCE HALLWAY 13'6 x 3'1 (4.11m x 0.94m)

With coved ceiling, spotlights, stairs leading to first floor landing with under stairs storage cupboard, power points, original wood flooring.

RECEPTION ROOM 15'4 x 11'11 (4.67m x 3.63m)

With double glazed window to front aspect, coved ceiling, single radiator, television point, telephone points, power points, original wood flooring.

KITCHEN 12'6 x 8'5 (3.81m x 2.57m)

With double glazed window to rear aspect, spotlights, part tiled walls, range of wall and base units with roll top work surfaces, integrated electric oven and gas hob with hood fan, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, double glazed door to rear aspect.

DINING ROOM 16'8 x 11'0 (5.08m x 3.35m)

With double glazed windows to rear aspect, coved ceiling, dado rail, single radiator, power points, laminated wood style flooring, double glazed door leading to rear garden.

UTILITY ROOM 20'4 x 3'10 (6.20m x 1.17m)

With plumbing for washing machine, power and lighting.

BATHROOM 5'9 x 5'9 (1.75m x 1.75m)

With spotlights, extractor fan, part tiled walls, heated towel rail, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and vanity unit, low level W.C, lino flooring.

- Extended Three Bedroom Semi Detached House
- Two Reception Rooms
- Utility Area/Store Room
- Restored Original Wood Flooring
- Council Tax Band C

FIRST FLOOR LANDING 10'3 x 5'10 (3.12m x 1.78m)

With double glazed window to rear aspect, loft access, power points, original wood flooring.

BEDROOM ONE 12'6 x 11'1 (3.81m x 3.38m)

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

BEDROOM TWO 12'3 x 8'8 (3.73m x 2.64m)

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

BEDROOM THREE 10'2 x 5'11 (3.10m x 1.80m)

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

GARDEN 34'2 x 25'4 (10.41m x 7.72m)

With side access, paved with plant and shrub borders, water tap, security light, shed.



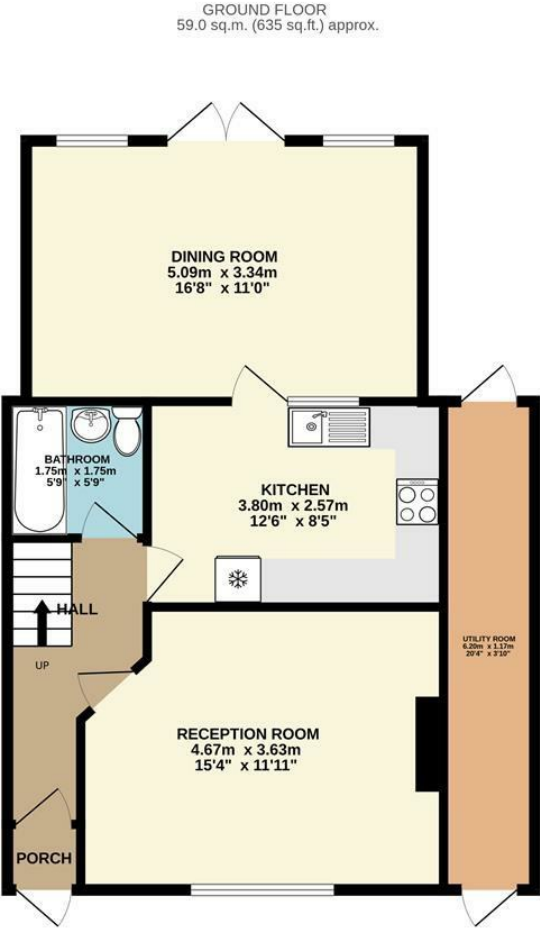
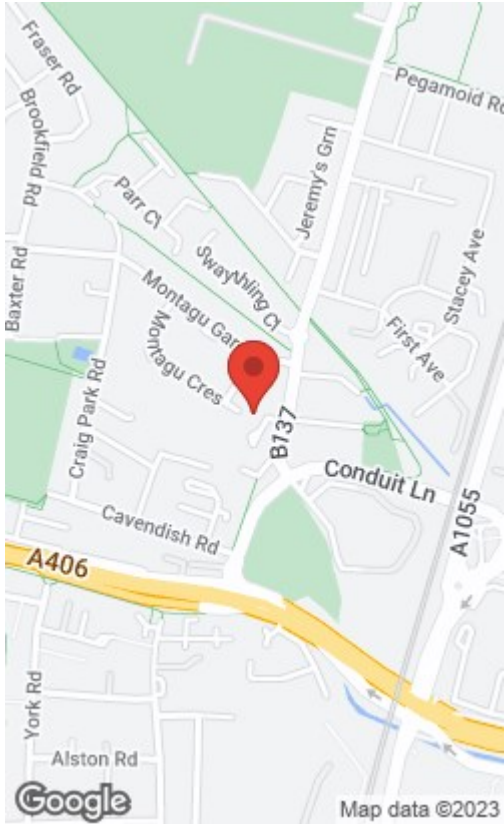




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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



MONTAGU CRESCENT, EDMONTON, N18

TOTAL FLOOR AREA : 94.1 sq.m. (1013 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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