



Ranworth Road, N9 0LN  
Edmonton

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# Ranworth Road, N9 0LN

KINGS are pleased to present this spacious Three Bedroom Semi Detached House EXTENDED TO THE SIDE AND REAR. This well presented 1930's style family home features TWO RECEPTION ROOMS with an opening between, a separate kitchen and UTILITY ROOM, a modern FIRST FLOOR BATHROOM, a 33FT REAR GARDEN, double glazing and gas central heating. Further benefits include a storage area with double doors to the front and a large VERSATILE STUDY ROOM.

Local shops and bus routes are close by on Montagu Road whilst Edmonton Green station, bus terminal and shopping centre are just a short walk away. The property is also ideally situated for easy access to the A406 North Circular Road for commuters. The property provides plenty of space throughout whilst still having the POTENTIAL to extend further to the loft (stp).

Council Tax Band D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Low

£489,995



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- Kings Are Pleased To Present This
- 1930's Style
- Extended Kitchen & Separate Utility Room
- Modern First Floor Bathroom
- Double Glazing & Gas Central Heating

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Versatile Study Room & Storage Area To Front
- 33ft Rear Garden
- Council Tax Band D

## ENTRANCE

## HALLWAY LEADING TO

**RECEPTION ROOM 11'2 x 9'11 (3.40m x 3.02m)**

**DINING ROOM 12'5 x 10'7 (3.78m x 3.23m)**

**KITCHEN 12'0 x 7'11 (3.66m x 2.41m)**

**UTILITY ROOM 8'7 x 6'4 (2.62m x 1.93m)**

**STUDY 16'7 x 8'2 (5.05m x 2.49m)**

**STORAGE 8'3 x 5'1 (2.51m x 1.55m)**

**BEDROOM ONE 10'8 x 10'0 (3.25m x 3.05m)**

**BEDROOM TWO 10'8 x 10'0 (3.25m x 3.05m)**

**BEDROOM THREE 6'7 x 6'4 (2.01m x 1.93m)**

**BATHROOM 6'5 x 6'0 (1.96m x 1.83m)**

**GARDEN 33'4 (10.16m)**

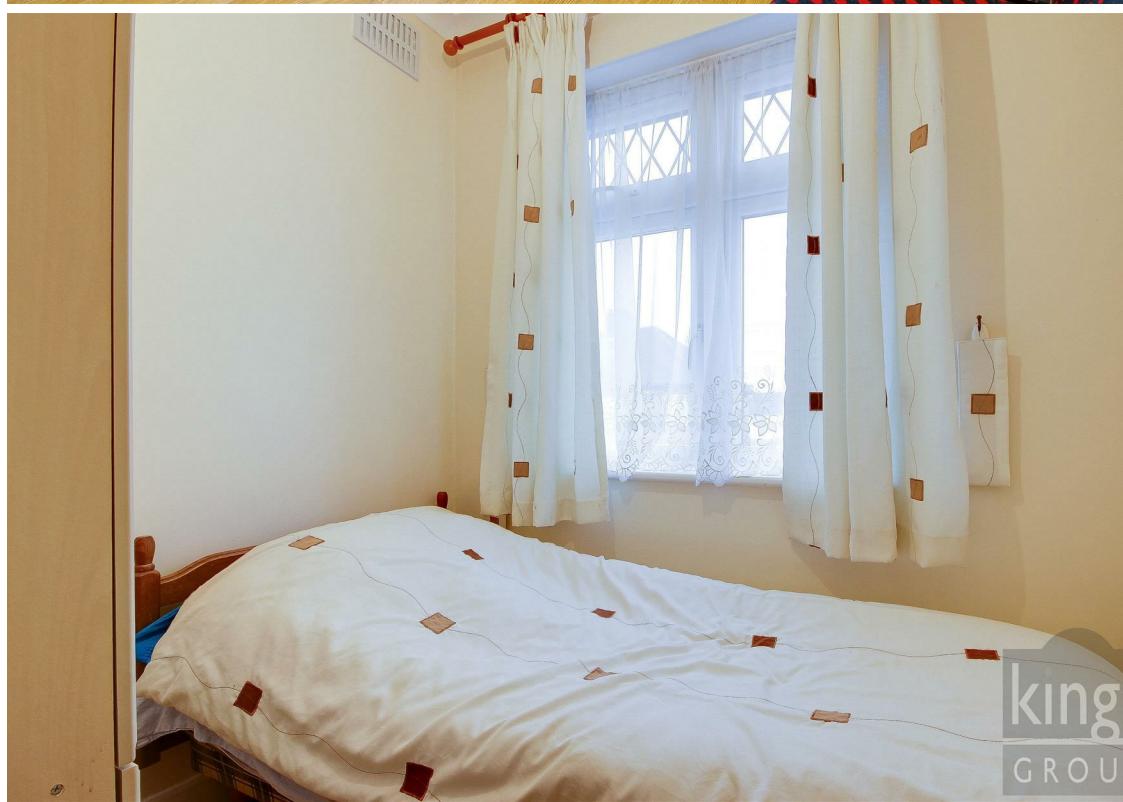


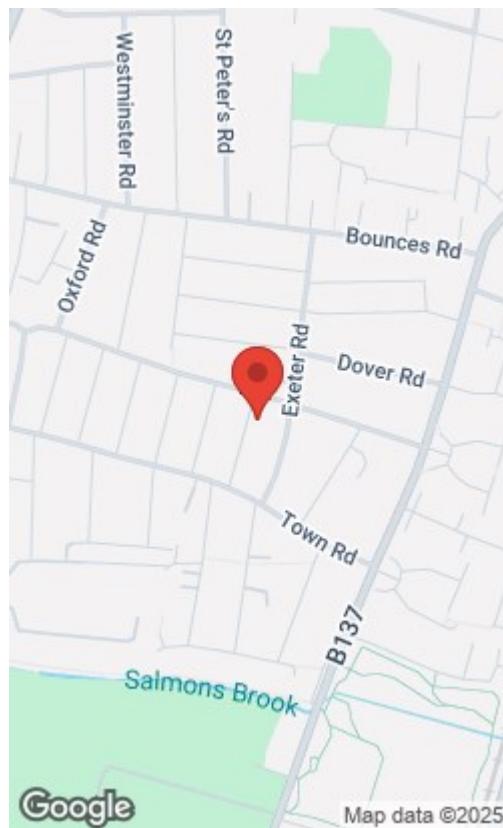
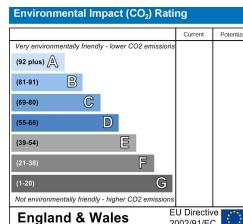
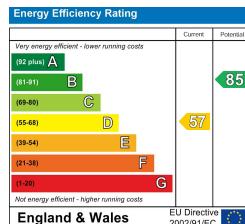


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Ground Floor

## Ranworth Road, N9

Approximate Gross Internal Floor Area : 95.30 sq m / 1025.80 sq ft  
(Excluding Storage)

Storage Area : 3.90 sq m / 41.97 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.