

Warwick Road, N18 1RX
London

kings
GROUP


kings
GROUP

Warwick Road, N18 1RX

- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Victorian Period Property
- Two Reception Rooms
- Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- 45ft Rear Garden With Garage
- Popular Location Close To Pymmes Park
- Chain Free
- Council Tax Band C

£425,000









KINGS are pleased to present this CHAIN FREE THREE BEDROOM TERRACED HOUSE, situated within close proximity to Pymmes Park. This RECENTLY REFURBISHED VICTORIAN PERIOD PROPERTY offers well presented accommodation throughout, benefiting from TWO RECEPTION ROOMS, a MODERN FITTED KITCHEN, GROUND FLOOR BATHROOM and a 45FT REAR GARDEN.

The property has recently undergone refurbishment, making it an ideal purchase for families, first time buyers or investors. Further benefits include double glazing, gas central heating and REAR ACCESS VIA SWEET BRIAR WALK, leading to a GARAGE TO REAR.

The property is WITHIN WALKING DISTANCE OF SILVER STREET TRAIN STATION and provides convenient access to the A10 and A406 North Circular Roads, making it ideal for commuters. A variety of local shops, amenities and popular schools are nearby, with Pymmes Park and North Middlesex Hospital also within easy reach.

Council Tax Band: C
Construction Type: Standard (Brick, Tile)
Flood Risk: Rivers & Seas: No Risk, Surface Water: Low

ENTRANCE HALL
Laminated flooring, carpeted stairs leading to first floor and power point

RECEPTION ONE 12'7 x 10'3 (3.84m x 3.12m)
Laminated floor, radiators, power points and front aspect double glazed windows

RECEPTION TWO 11'3 x 10'10 (3.43m x 3.30m)
Laminated flooring, power points, radiator and door leading to garden

KITCHEN 8'9 x 8'1 (2.67m x 2.46m)
Laminate flooring, tiled marble splash back, power points, wall and base units with roll top work surfaces, integrated electric cooker and stove, integrated fridge freezer, plumbing for washing machine, side aspect double glazed window and drainer unit sink with mixer taps

BATHROOM 8'1 x 4'2 (2.46m x 1.27m)
Vinyl flooring, tiled walls, side aspect double glazed window, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC

FIRST FLOOR LANDING
Carpet floors and power points

BEDROOM ONE 13'10 x 10'11 (4.22m x 3.33m)
Carpet floor, radiator, power points and front aspect double glazed windows

BEDROOM TWO 11'8 x 8'1 (3.56m x 2.46m)
Carpet floor, radiator, power points and rear aspect double glazed windows

BEDROOM THREE 9'5 x 8'1 (2.87m x 2.46m)
Carpet floor, radiator, power points and side aspect double glazed windows

GARDEN 45'0 approx (13.72m approx)
Grass lawn, concrete path and wooden fencing

GARAGE









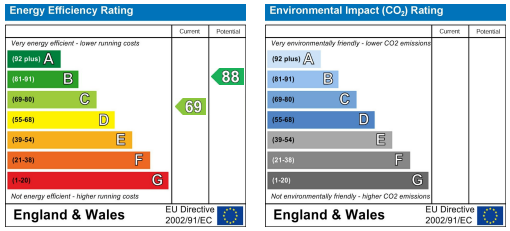


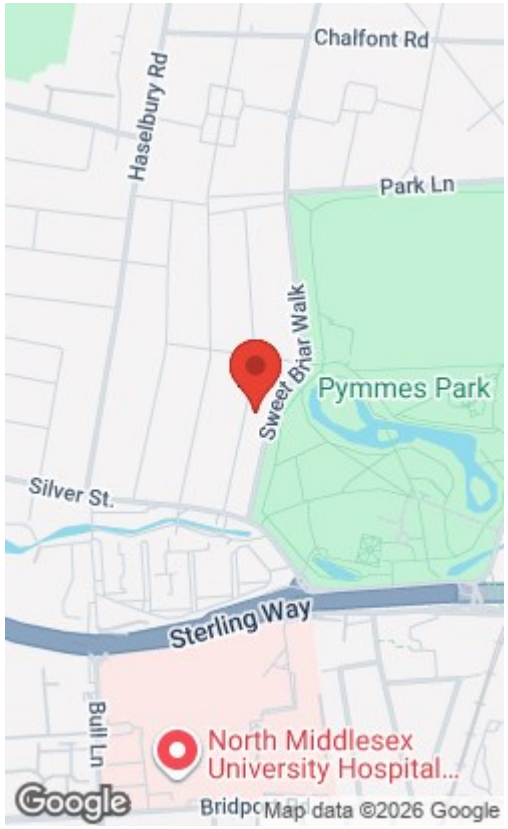














TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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.
Made with Metropix ©2023

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