



Picketts Lock Lane, N9 0AY
Edmonton





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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Off Street Parking & Garage To Side
- Two Reception Rooms
- Spacious Separate Kitchen
- Downstairs WC & First Floor Bathroom
- Generous Rear Garden
- Gas Central Heating & Double Glazing
- Potential To Extend To Side, Rear & Loft (stp)
- Chain Free

£460,000



KINGS are pleased to present this spacious Three Bedroom Semi Detached House nestled on the outskirts of N9, available with NO ONWARD CHAIN. The property boasts OFF STREET PARKING and a GARAGE TO THE SIDE ensuring ample space for multiple vehicles, along with double glazing and gas central heating throughout providing a warm and comfortable environment.

Inside, there are TWO RECEPTION ROOMS overlooking the garden, a separate kitchen accessed via both the dining room and hallway, and a large store room located behind the garage through the side passage. A DOWNSTAIRS WC adds convenience, while the bathroom on the first floor adds to the home's functionality. Outside, the wide and GENEROUSLY SIZED REAR GARDEN offers plenty of outdoor space to enjoy.

We feel this would be perfect for families or investors looking for a well-appointed home with excellent expansion opportunities. There is immense POTENTIAL TO EXTEND TO THE SIDE, REAR AND LOFT (STP) making it ideal for those looking to enlarge and adapt the space to their needs whilst adding value.

The location just off Meridian Way has excellent transport links with Meridian Water and Edmonton Green train stations nearby, offering swift connections to Central London. Local amenities, schools, and shopping facilities are within easy reach both at Edmonton Green and Ravenside Retail Park.

The Lee Valley Leisure Complex and Regional Parkland provides fantastic recreational options only moments away, with an Odeon Luxe cinema, an 18-hole golf course and the well-equipped Lee Valley Athletics Centre complete with a gym, café and both indoor and outdoor tracks. The River Lee Navigation river provides peaceful riverside walks or cycling routes directly into central London or out to surrounding counties.

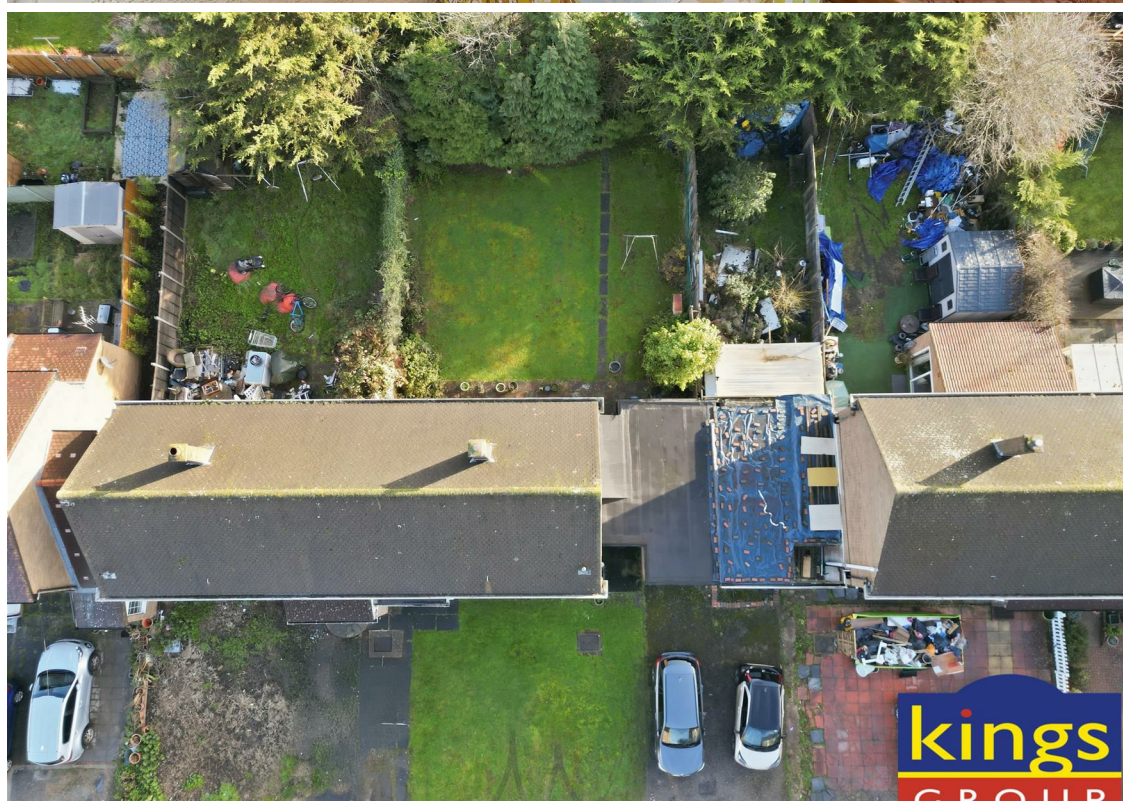
Council Tax Band C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very low

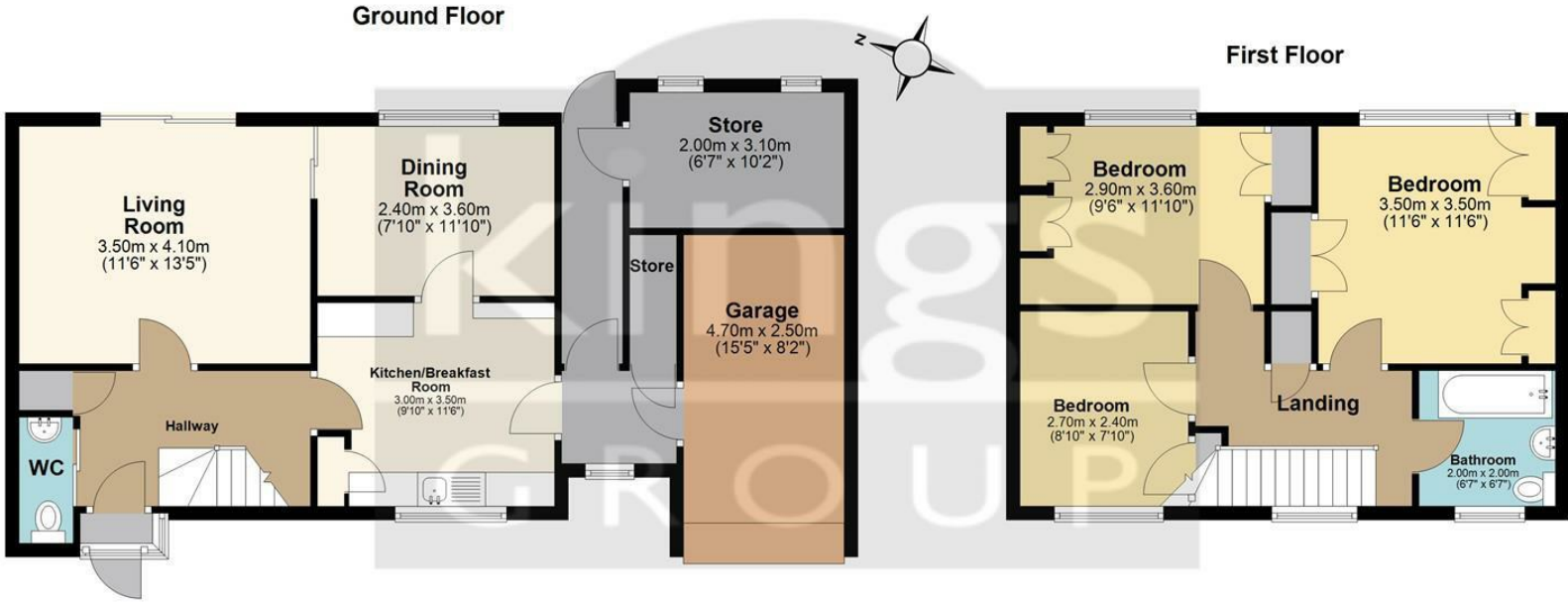
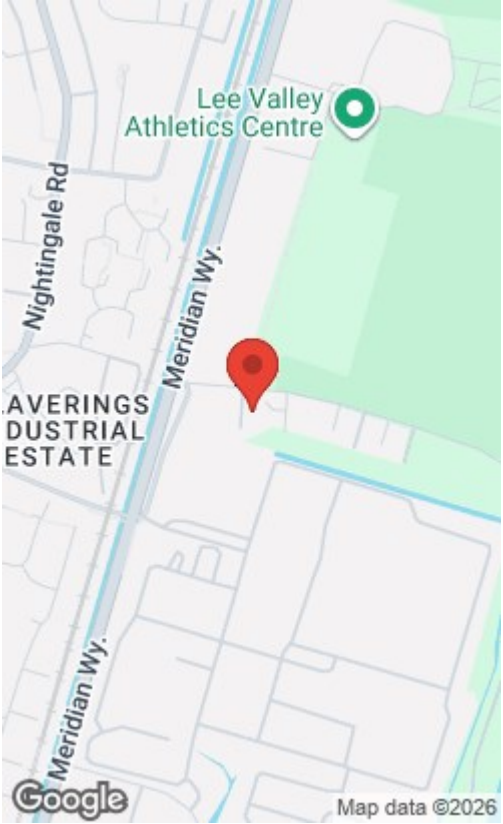
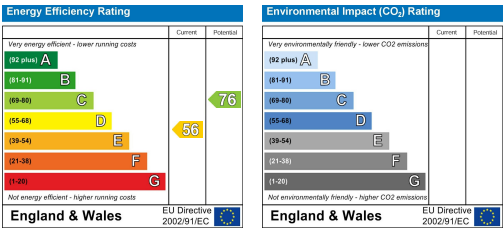


ENTRANCE HALL	LANDING
DOWNSTAIRS WC 5'8 x 2'9 (1.73m x 0.84m)	BEDROOM ONE 11'6 x 11'6 (3.51m x 3.51m)
LIVING ROOM 11'6 x 13'5 (3.51m x 4.09m)	BEDROOM TWO 9'6 x 11'10 (2.90m x 3.61m)
DINING ROOM 7'10 x 11'10 (2.39m x 3.61m)	BEDROOM THREE 8'10 x 7'10 (2.69m x 2.39m)
KITCHEN 9'10 x 11'6 (3.00m x 3.51m)	BATHROOM 6'7 x 6'7 (2.01m x 2.01m)
INNER HALL	GARAGE 15'5 x 8'2 (4.70m x 2.49m)
STORE ROOM 6'7 x 10'2 (2.01m x 3.10m)	GARDEN 45'0 x 40'0 approx (13.72m x 12.19m approx)









Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

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

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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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