



Church Street, N9 9JA
London

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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- Extended 1930's Build
- Two Garages With Rear Vehicular Access
- Spacious 28ft Through Lounge
- Separate Office/Guest Bedroom
- Ground Floor WC/Utility & First Floor Four Piece Bathroom
- 65ft Rear Garden
- Borders Of Winchmore Hill
- Council Tax Band E

Offers Over £595,000



KINGS are pleased to present this EXTENDED Three Bedroom Terraced House, located on the BORDERS OF WINCHMORE HILL. This charming 1930's style family home features a 28FT THROUGH LOUNGE, a modern kitchen, and a versatile separate GROUND FLOOR OFFICE/GUEST BEDROOM ideal for home working or those needing accessibility, all complemented by a bright entrance porch and hallway. A GROUND FLOOR WC with utility space and a first floor four-piece bathroom add practicality to the layout.

Externally, the property continues to impress with a well maintained 65FT REAR GARDEN complete with a sheltered patio seating area, in addition to TWO GARAGES and vehicular access via a gated residents service road behind. Further benefits include gas central heating, double glazing throughout and POTENTIAL to extend into the loft (stp).

Set in a prominent position in one of N9's most desirable residential pockets west of the A10 Great Cambridge Road, the property is ideally located close to both Winchmore Hill and Bush Hill Park train stations, local shops, parks, and well-regarded schools including both Winchmore and Latymer Schools. Excellent transport links include direct rail access into central London and easy road connections via the A10 and North Circular (A406). There are plenty of green spaces nearby such as Bush Hill Gardens.

Council Tax Band E

Construction Type - Standard

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



ENTRANCE HALLWAY

THROUGH LOUNGE 28'2 x 12'8 (8.59m x 3.86m)

KITCHEN 8'11 x 8'4 (2.72m x 2.54m)

WC / UTILITY ROOM 9'11 x 3'7 (3.02m x 1.09m)

OFFICE 8'6 x 8'3 (2.59m x 2.51m)

FIRST FLOOR LANDING

BEDROOM ONE 13'6 x 11'5 (4.11m x 3.48m)

BEDROOM TWO 13'4 x 9'10 (4.06m x 3.00m)

BEDROOM THREE 8'5 x 6'11 (2.57m x 2.11m)

BATHROOM

GARDEN 65'7 x 18'4 (19.99m x 5.59m)

GARAGE ONE 17'3 x 8'10 (5.26m x 2.69m)

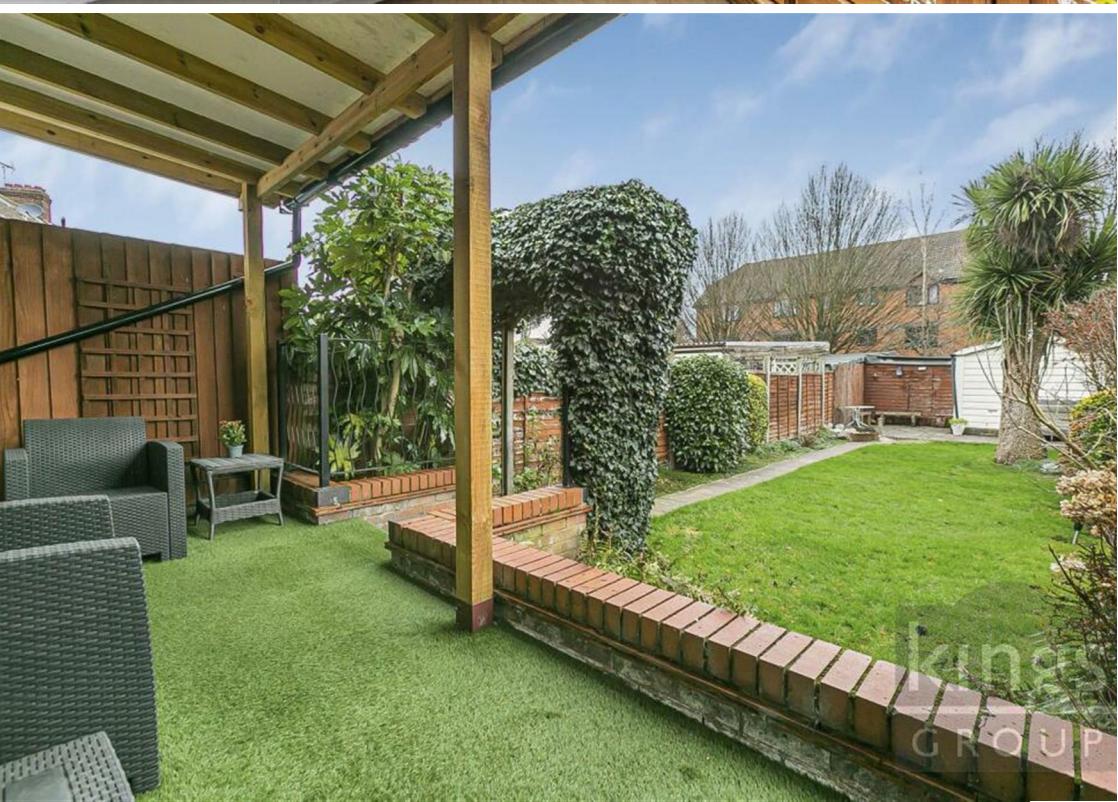
GARAGE TWO 13'8 x 8'9 (4.17m x 2.67m)



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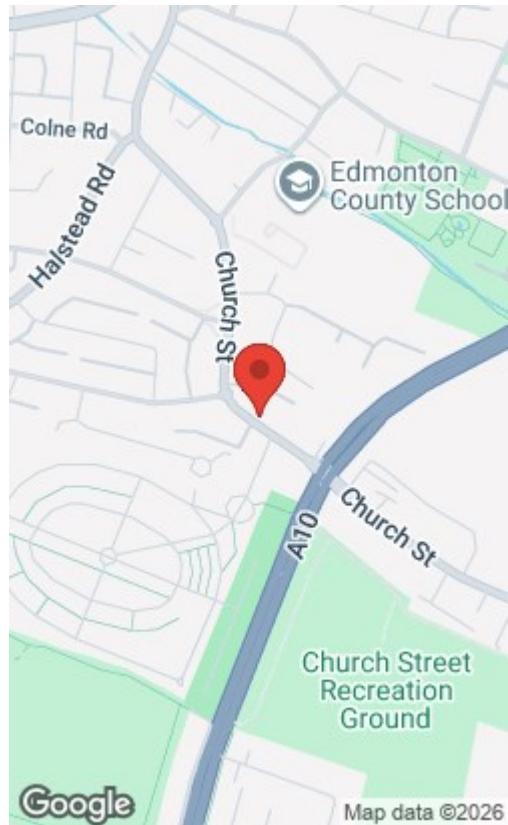


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

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

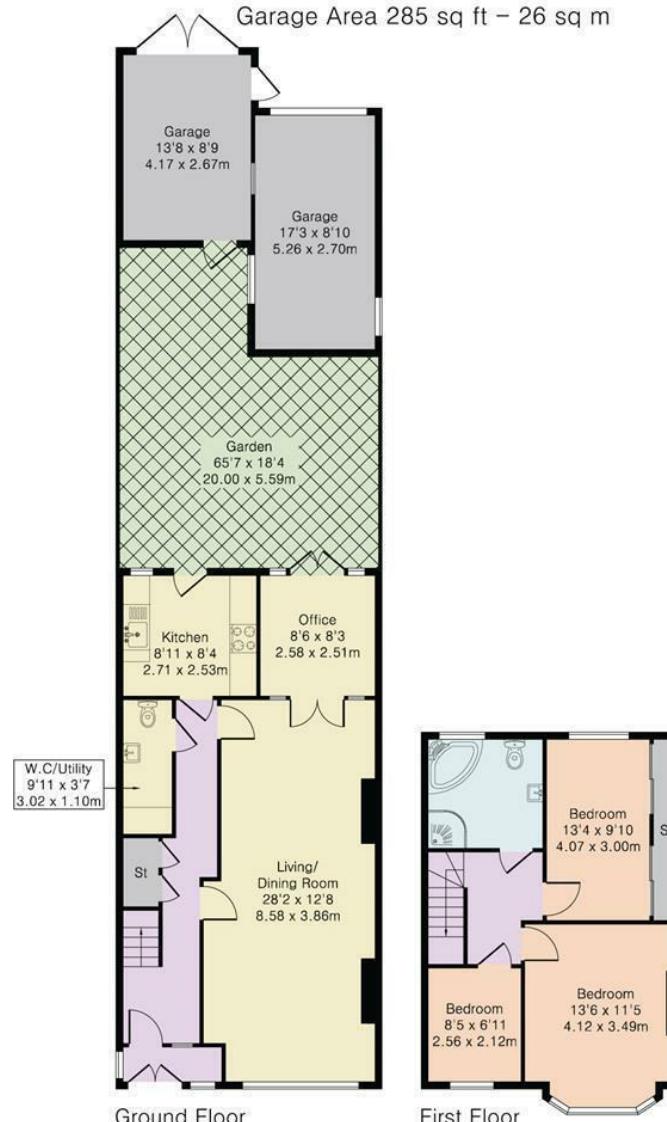


Approximate Gross Internal Area 1460 sq ft - 135 sq m

Ground Floor Area 693 sq ft - 64 sq m

First Floor Area 482 sq ft - 45 sq m

Garage Area 285 sq ft - 26 sq m



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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