



Winchester Road, N9 9ES
Edmonton

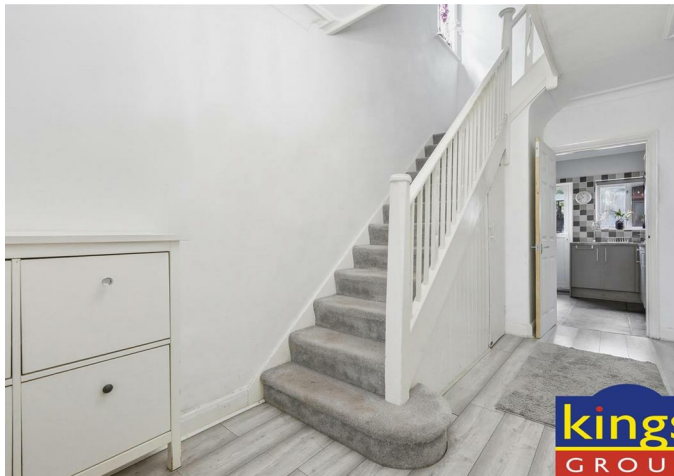




Winchester Road, N9 9ES

- Kings Are Pleased To Present This
- Three Double Bedroom Semi Detached House
- Larger Than Average With Over 1118 Sq Ft Of Space
- Spacious 28ft Through Lounge
- Large First Floor Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden With Side Access
- Close To Edmonton Green Train Station
- Chain Free
- Council Tax Band D

Offers In Excess Of £480,000



KINGS are pleased to present this SUBSTANTIAL THREE DOUBLE BEDROOM SEMI DETACHED HOUSE available with NO ONWARD CHAIN. The larger than average family home boasts OVER 1118 SQ FT of natural internal space, offering well proportioned accommodation throughout.

The property features an entrance porch, a SPACIOUS 28FT THROUGH LOUNGE providing both living and dining spaces, a separate fitted kitchen. alongside a LARGE FIRST FLOOR BATHROOM adding to the practicality of the layout. Further benefits include gas central heating, double glazing and a private rear garden with a summerhouse and SIDE ACCESS.

Located within close proximity to Edmonton Green Train Station, the property offers direct access into Central London, as well as easy access to the A10 and A406. The area also benefits from a wide range of local shops, schools and amenities, making it ideal for families and investors alike.

Council Tax Band D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

THROUGH LOUNGE 28'5 x 11'3 (8.66m x 3.43m)

KITCHEN 9'1 x 8'7 (2.77m x 2.62m)

FIRST FLOOR LANDING

BEDROOM ONE 15'5 x 11'4 (4.70m x 3.45m)

BEDROOM TWO 13'1 x 11'4 (3.99m x 3.45m)

BEDROOM THREE 8'5 x 7'10 (2.57m x 2.39m)

BATHROOM 9'2 x 8'5 (2.79m x 2.57m)

GARDEN

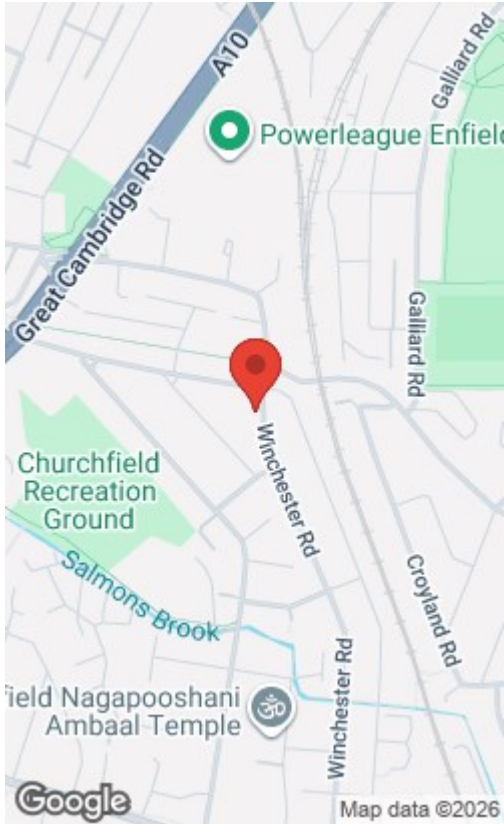






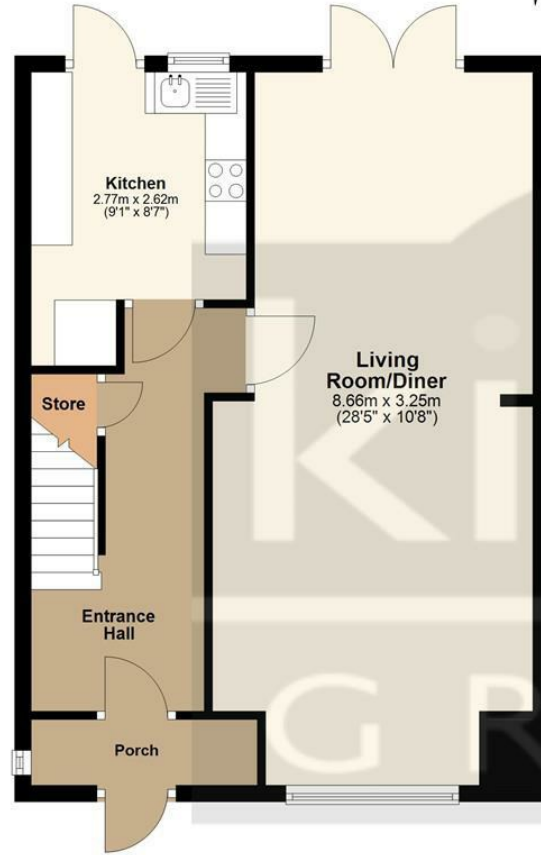


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	87		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



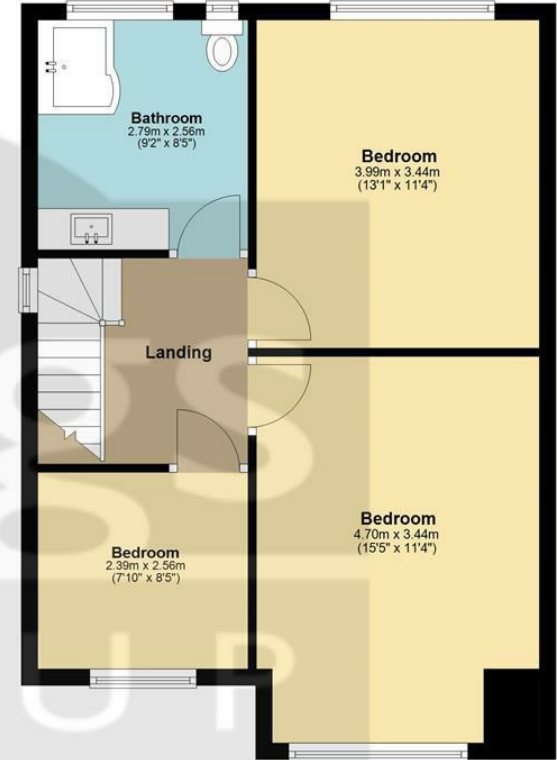
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.1 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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Plan produced using PlanUp.

Winchester Road

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

