

Exeter Road, N9 0JY  
London

FOR SALE  
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## Exeter Road, N9 0JY

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- 25ft Through Lounge
- 19ft Wide Kitchen/Diner
- Ground Floor WC & First Floor Bathroom
- Internal Garage
- 42ft Rear Garden
- Close Proximity To Edmonton Green Train Station
- Chain Free
- Council Tax Band D

£435,000



KINGS are pleased to present this Three Bedroom End Of Terrace property situated on Exeter Road N9, available with NO ONWARD CHAIN. The spacious property offers over 1143 SQ FT of internal living space, making it an ideal purchase for families or investors alike.

The ground floor comprises a generous 25FT THROUGH LOUNGE, a spacious 19ft wide kitchen/diner with access to a 42ft garden, a DOWNSTAIRS WC, and an INTEGRAL GARAGE providing excellent storage or the potential for conversion (stp). On the first floor, the property boasts three well sized bedrooms, including a 20ft master bedroom, alongside a family bathroom.

Local shops and bus routes are close by on Bounces 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: Very Low

#### PUBLIC NOTICE

1 Exeter Road, London, N9 0JY

We are acting in the sale of the above property and have received an offer of £435,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

#### ENTRANCE HALLWAY

**RECEPTION / DINING ROOM 25'2 x 12'1 (7.67m x 3.68m)**

**KITCHEN 19'6 x 11'1 (5.94m x 3.38m)**

**WC 4'7 x 3'1 (1.40m x 0.94m)**

#### FIRST FLOOR LANDING

**BEDROOM ONE 20'9 x 8'7 (6.32m x 2.62m)**

**BEDROOM TWO 13'3 x 8'7 (4.04m x 2.62m)**

**BEDROOM THREE 7'8 x 7'7 (2.34m x 2.31m )**

**BATHROOM 7'4 x 4'6 (2.24m x 1.37m)**

**GARDEN 42'2 x 21'1 (12.85m x 6.43m)**

**INTEGRAL GARAGE 17'2 x 7'5 (5.23m x 2.26m)**







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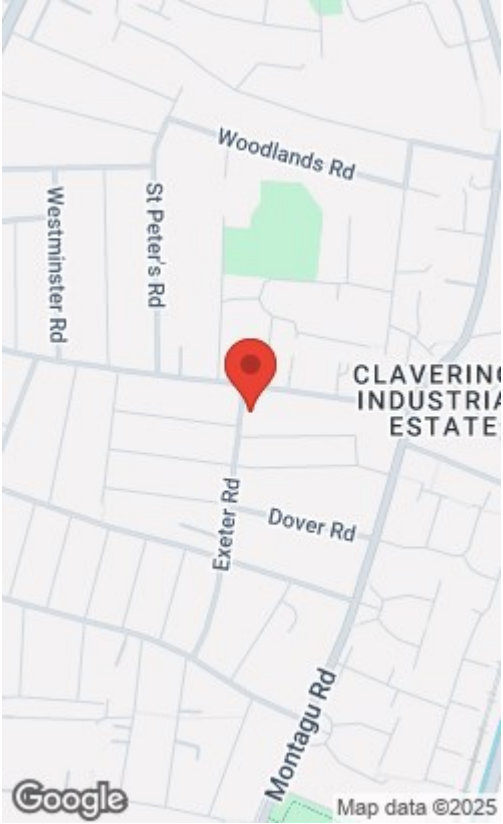
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



### Exeter Road

Approximate Gross Internal Floor Area : 106.20 sq m / 1143.12 sq ft  
(Including Garage)

Garage Area : 11.80 sq m / 127.01 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.

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