



South Eastern Avenue, N9 9NS
Edmonton





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- Kings Are Pleased To Present This
- Three Bedroom Semi Detached House
- Large Paved Frontage
- Two Reception Rooms With Separate Kitchen
- First Floor Shower Room
- Gas Central Heating & Double Glazing
- 56ft Rear Garden With Side Access
- Potential To Extend (stp)
- Walking Distance To Pymmes Park & Train Station
- Sought After Location

£500,000



KINGS are pleased to present this THREE BEDROOM SEMI DETACHED HOUSE with a LARGE PAVED FRONTAGE, situated within a sought after residential location. This spacious family home offers well balanced accommodation with a practical layout, featuring TWO RECEPTION ROOMS providing a bright living space to the front and a separate dining room overlooking the garden. The ground floor is further complemented by a separate fitted kitchen.

Upstairs, there are three well proportioned bedrooms and a FIRST FLOOR MODERN SHOWER ROOM for convenience. Externally, the property boasts a generous 56FT REAR GARDEN with a much needed SIDE ACCESS, providing excellent outdoor space for entertaining, gardening and family enjoyment. Offering excellent scope to personalise and extend (stp), the property presents an exciting opportunity to create a long term family home.

Conveniently located within walking distance of Pymmes Park, as well as being close to a range of local shops and schools. Excellent transport links are within easy reach including access to the A10 and A406, while nearby Edmonton Green and Silver Street Overground Stations provide direct routes into Central London and surrounding areas, making this an ideal home for commuters and families alike.

Council Tax Band D

EPC Rating D

Construction Type - Standard (Brick, Tile)

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

ENTRANCE HALLWAY

LIVING ROOM 14'2 x 12'4 (4.32m x 3.76m)

DINING ROOM 13'11 x 9'11 (4.24m x 3.02m)

HALL

KITCHEN 8'8 x 7'9 (2.64m x 2.36m)

FIRST FLOOR LANDING

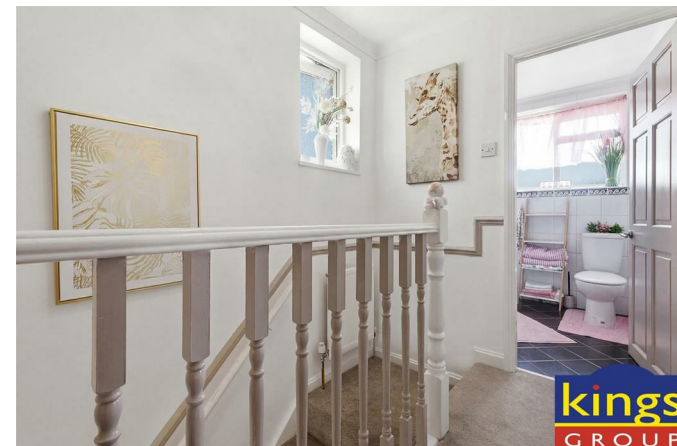
BEDROOM ONE 13'11 x 12'2 (4.24m x 3.71m)

BEDROOM TWO 14'1 x 10'4 (4.29m x 3.15m)

BEDROOM THREE 9'2 x 7'10 (2.79m x 2.39m)

BATHROOM 6'0 x 6'0 (1.83m x 1.83m)

GARDEN 56'7 x 27'8 (17.25m x 8.43m)



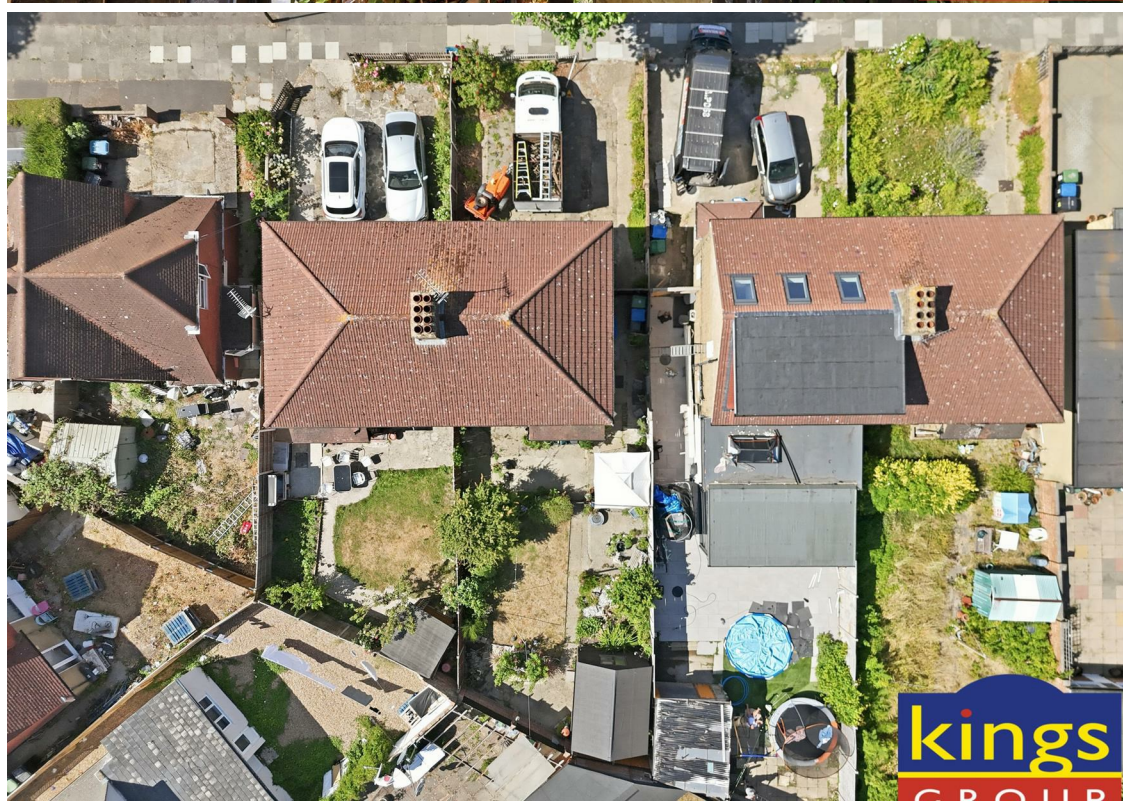
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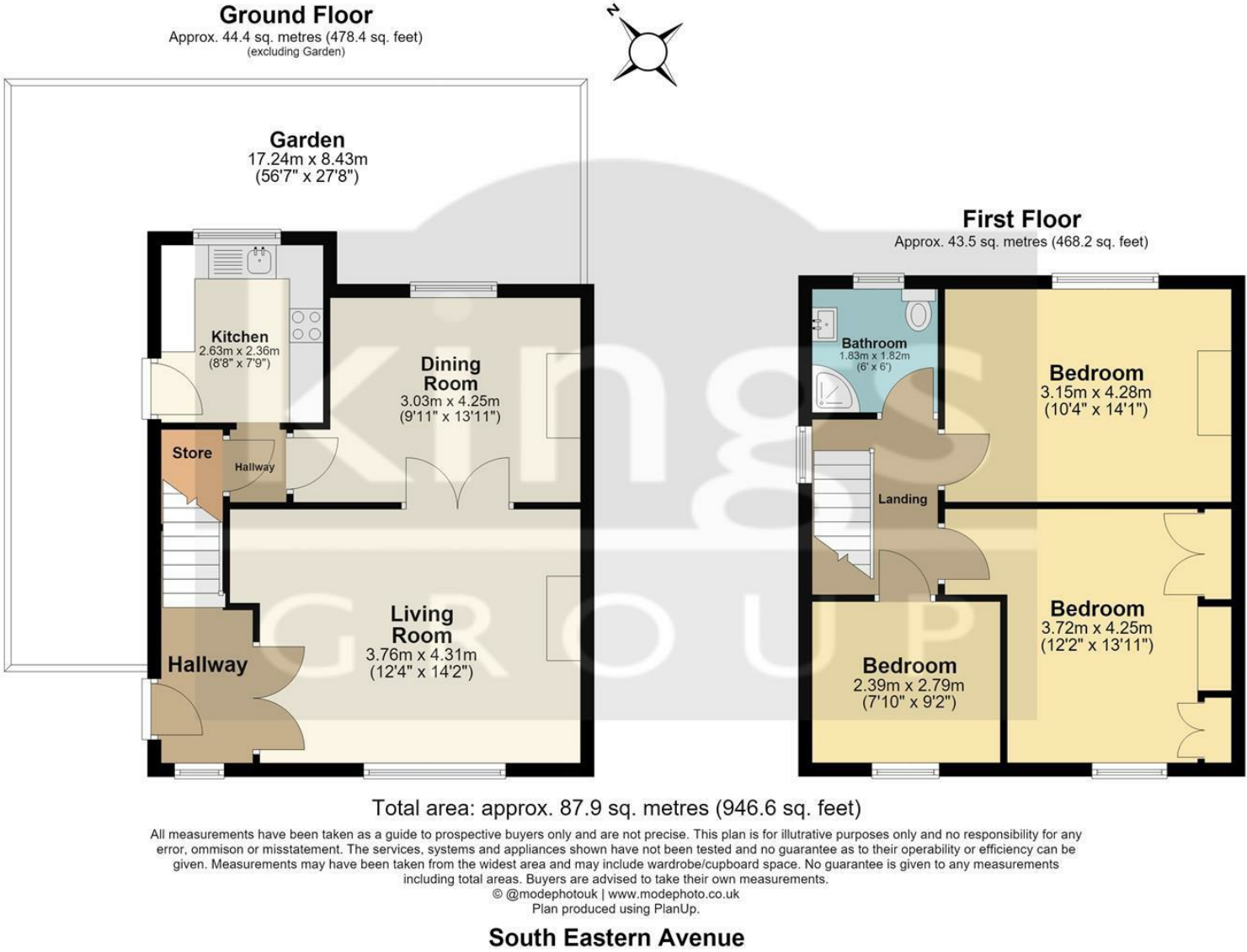
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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



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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