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Sunnyside Road North, London, N9 9SW
£314,995

- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Recently Refurbished Modern Shower Room
- Gas Central Heating & Double Glazing
- Secluded Cul-De-Sac Location

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this Two Double Bedroom Maisonette situated on the GROUND FLOOR with its OWN FRONT AND REAR GARDENS. The spacious and versatile property is located down a SECLUDED CUL-DE-SAC and is within walking distance to Edmonton Green train station. Features include a redecorated lounge with access to garden, a recently refurbished MODERN BATHROOM, a good sized kitchen with garden access.

Further benefits include gas central heating, double glazing and NO SERVICE CHARGE. There is the historic Pymmes Park with local shops close by too for convenience. Edmonton Green Shopping centre and bus terminal is just 0.3 Miles away making this ideal for those looking to be well connected. We feel that this property would serve well as an investment or as a first time buy.

FRONT DOOR TO:-

ENTRANCE HALLWAY

14'0 x 9'7 (4.27m x 2.92m)

With single radiator, under stairs storage cupboard, power points, laminated wood style flooring.

BEDROOM ONE

13'1 x 9'6 (3.99m x 2.90m)

With double glazed window to front, double radiator, picture rail, power points, original wood flooring.

BEDROOM TWO

13'1 x 11'6 (3.99m x 3.51m)

With double glazed window to front, coved ceiling with central rose, double radiator, power points, laminated wood style flooring.

- Two Double Bedroom Maisonette
- Front & Rear Gardens With Side Access
- Rear Lounge Leading To Garden
- No Service Charge
- Close To Edmonton Green Train Station

KITCHEN

13'2 x 7'5 (4.01m x 2.26m)

With double glazed window to rear and side, double glazed door to side alley, spotlights, single radiator, range of base and wall units with roll top work surfaces, sink and drainer unit with tiled splash backs, integrated electric oven / gas hob, hood extractor, space for fridge/freezer, plumbed for washing machine, power points

BATHROOM

6'10 x 5'4 (2.08m x 1.63m)

With double glazed opaque window to rear, spotlights, heated towel rail, fully tiled walls, mains shower cubicle, wash hand basin with mixer tap, low level W.C, tiled flooring.

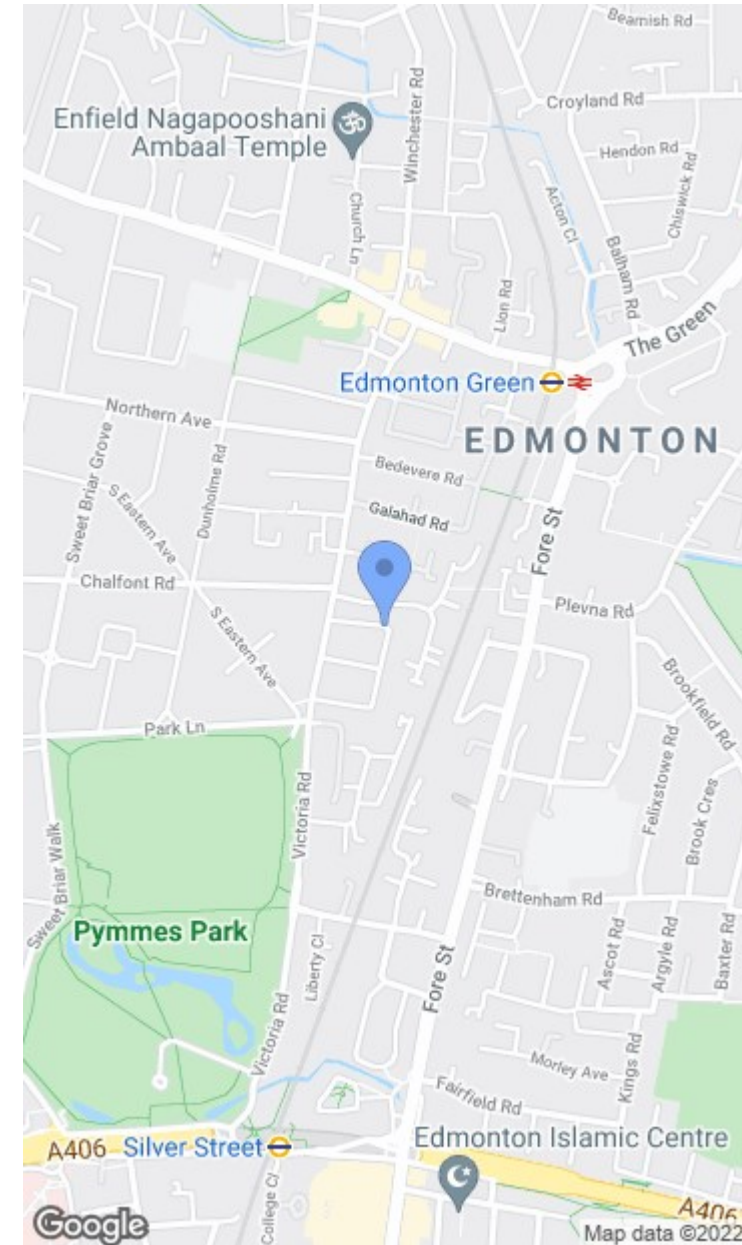
LOUNGE

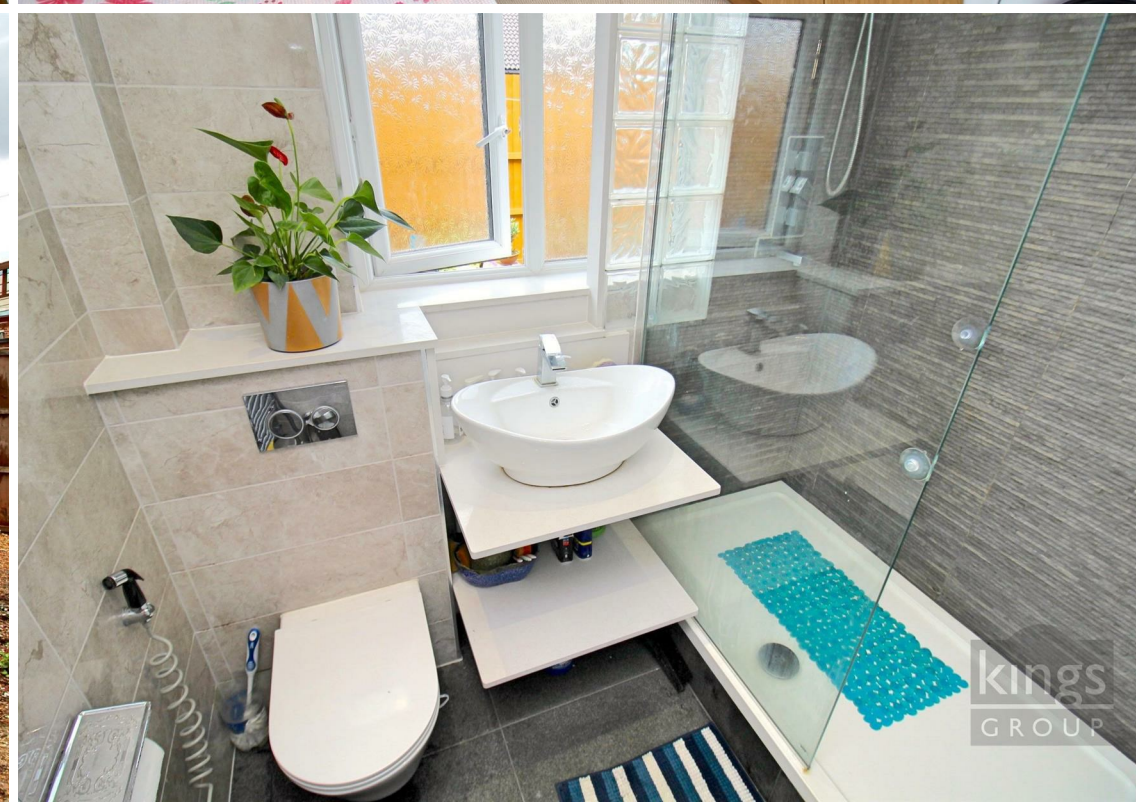
12'4 x 9'5 (3.76m x 2.87m)

With double glazed window and door to rear, two single radiators, picture rail, TV point, phone point, power points, wood flooring.

GARDEN

With paved with plant and shrub borders, side and rear access, wooden shed, outside tap and lighting.





GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



SUNNYSIDE ROAD NORTH, LONDON, N9

TOTAL FLOOR AREA - 62.0 sq.m. (667 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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