

Sheldon Road, N18 1RN
London

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# Sheldon Road, N18 1RN

- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- 1900's Build
- Bay Fronted Window
- Two Separate Reception Rooms
- Ground Floor & First Floor Bathrooms
- Extended Kitchen
- Private Rear Garden With Shed
- Walking Distance To Silver Street Station
- Chain Free

£415,000









KINGS are pleased to present this CHAIN FREE TWO BEDROOM VICTORIAN TERRACED HOUSE, situated in the popular residential area of UPPER EDMONTON. This traditional Victorian property offers spacious accommodation throughout, benefiting from TWO SEPARATE RECEPTION ROOMS, an EXTENDED KITCHEN, CONSERVATORY and TWO BATHROOMS.

The ground floor features a BAY FRONTED RECEPTION ROOM and a separate DINING ROOM, offering versatile living and dining space. To the rear is a generously sized 14FT EXTENDED KITCHEN leading into a CONSERVATORY, alongside a convenient GROUND FLOOR BATHROOM.

The first floor comprises TWO WELL PROPORTIONED BEDROOMS, including a 14FT PRINCIPAL BEDROOM spanning the full width of the property, together with an additional FIRST FLOOR FAMILY BATHROOM. Further benefits include useful built-in storage and bathroom facilities on both floors.

Externally, the property benefits from a PRIVATE REAR GARDEN with a SEPARATE STORAGE SHED, providing additional outdoor space and storage.

Located on Sheldon Road, the property is within walking distance of SILVER STREET OVERGROUND STATION, providing connections towards Liverpool Street. The A406 NORTH CIRCULAR ROAD is also easily accessible, while PYMMES PARK, local schools, shops and amenities are all nearby. In our opinion, this property presents an excellent opportunity for FIRST TIME BUYERS, FAMILIES and INVESTORS looking to purchase a traditional Victorian home in a well-connected location.

Council Tax Band C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

**FRONT GARDEN 7'7 x 13'10 (2.31m x 4.22m)**

**PORCH**

**ENTRANCE HALL**

**RECEPTION ROOM 12'3 x 10'7 (3.73m x 3.23m)**

**DINING ROOM 11'8 x 8'5 (3.56m x 2.57m)**

**KITCHEN 11'10 x 14'1 (3.61m x 4.29m)**

**GROUND FLOOR BATHROOM 8'4 x 5'2 (2.54m x 1.57m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 10'2 x 14'2 (3.10m x 4.32m)**

**BEDROOM TWO 12'9 x 8'7 (3.89m x 2.62m)**

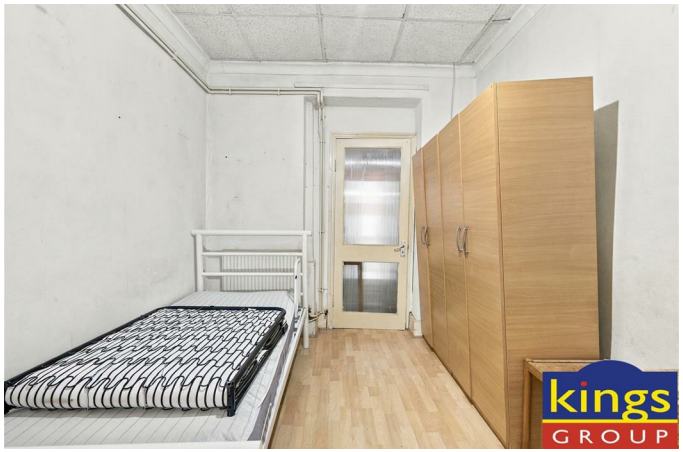
**FIRST FLOOR BATHROOM 9'1 x 7'10 (2.77m x 2.39m)**

**CONSERVATORY 7'1 x 8'3 (2.16m x 2.51m)**

**GARDEN SHED 7'10 x 5'11 (2.39m x 1.80m)**

**GARDEN 10'7 x 13'10 (3.23m x 4.22m)**








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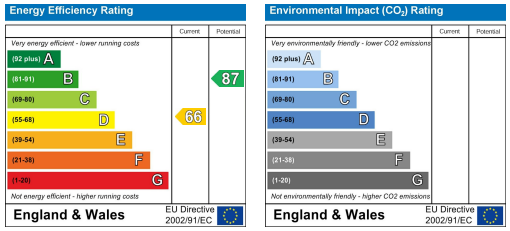

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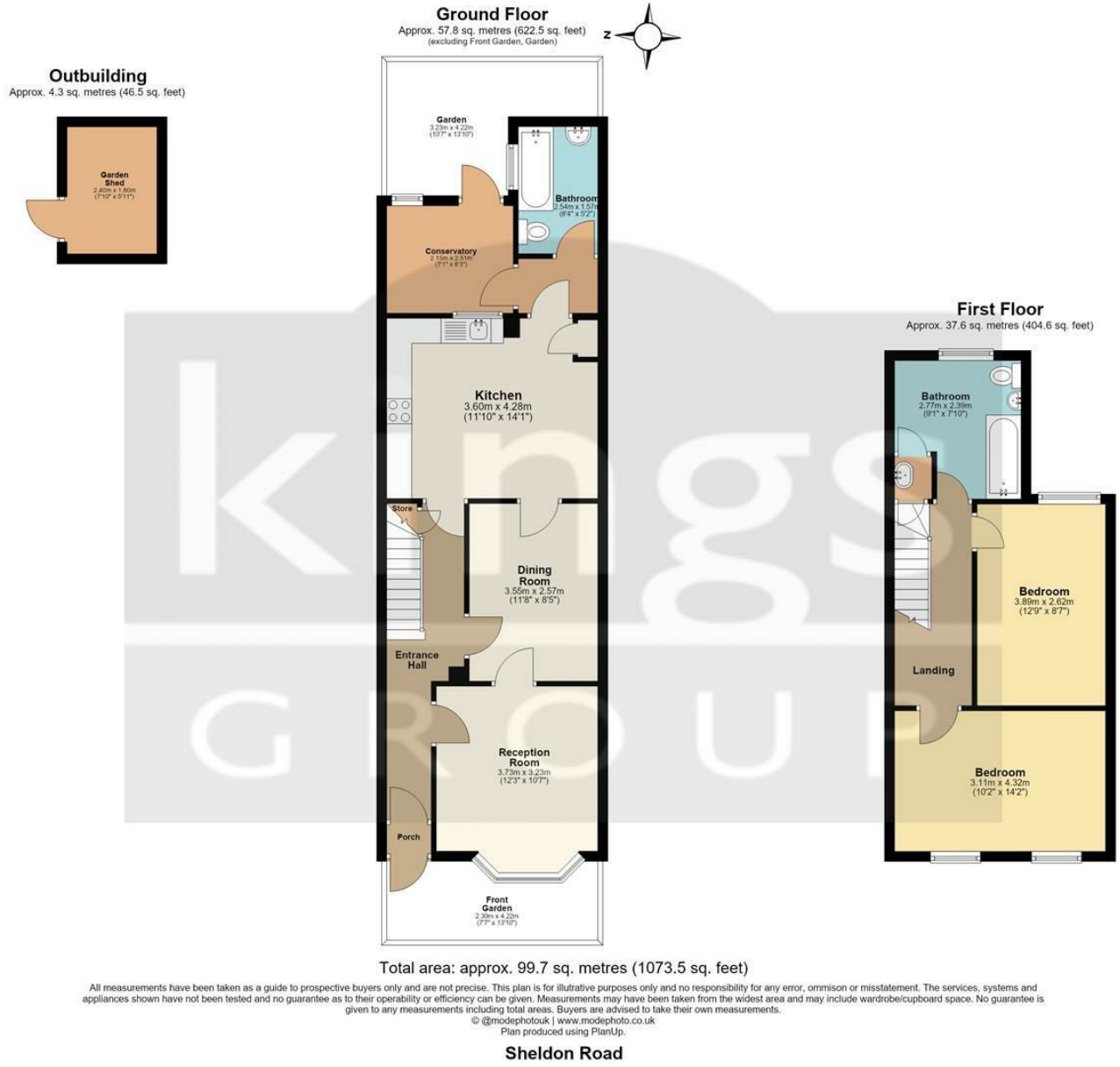











Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

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, ommison 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.

**Sheldon 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.

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