



P Permit holders only 24 days Noon - 9 pm

Middleham Road, N18 2SA
London

NO PARKING
ANYTIME IN THIS ZONE
UNLESS YOU ARE A
BUSINESS CUSTOMER OF
THE PROPERTY





kings
GROU

Middleham Road, N18 2SA

KINGS are delighted to offer this EXTENDED Two Bedroom End Of Terrace House located in Upper Edmonton close to TOTTENHAM N17 BORDERS with a choice of train stations within walking distance. This 1940's style family home benefits from a DRIVEWAY and 32FT LONG GARAGE to the side.

The property features an entrance porch, THREE RECEPTION ROOMS, an open plan kitchen to the second reception room, then upstairs there are two double bedrooms with fitted wardrobes and a FIRST FLOOR BATHROOM. Further benefits include a 42FT SOUTH FACING GARDEN, gas central heating and double glazing.

The immediate area known as Angel Edmonton has a variety of shops and also boasts a number of coffee shops and restaurants within walking distance. Nothing is too far away with Silver Street Station, A406 Access, North Middlesex Hospital and local schools all within easy reach. The property is situated between TWO OF THE BIGGEST REDEVELOPMENT PROJECTS in North London, being the ongoing improvements around White Hart Lane and the exciting Meridian Water project set to bring new homes, business, leisure and Cross Rail transport links.

Offers In Excess Of £425,000



- Kings Are Delighted To Offer This
- Off Street Parking
- Three Reception Rooms
- First Floor Bathroom
- Tottenham N17 Borders Close Train Stations

FRONT DOOR TO:

ENTRANCE HALLWAY

With stairs leading to first floor landing.

RECEPTION ROOM ONE 12'10 x 12'3 (3.91m x 3.73m)

With double glazed windows to front aspect, textured and coved ceiling, double radiator, feature wrought iron fireplace, television point, power points, carpeted.

RECEPTION ROOM TWO 9'11 x 9'0 (3.02m x 2.74m)

With coved and textured ceiling, double radiator, carpeted.

DINING ROOM 16'1 x 10'10 (4.90m x 3.30m)

With two double glazed windows to rear aspect, coved and textured ceiling, two single radiators, power points, double glazed door leading to garden, carpeted.

KITCHEN 8'9 x 5'10 (2.67m x 1.78m)

With double glazed window to rear aspect, tiled walls, range of wall and base units with roll top work surfaces, integrated gas oven and hob, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, lino flooring.

FIRST FLOOR LANDING

BEDROOM ONE 12'5 x 10'11 (3.78m x 3.33m)

With double glazed window to front aspect, built in wardrobe and storage cupboard, television point, power points, carpeted

BEDROOM TWO 9'5 x 9'0 (2.87m x 2.74m)

With double glazed window to rear aspect, single radiator, built in wardrobe, power points, carpeted.

- Two Bedroom End Of Terrace House
- 32ft Long Garage To Side
- Semi Open Plan Kitchen
- 42ft South Facing Rear Garden
- Council Tax Band C

BATHROOM 6'1 x 5'10 (1.85m x 1.78m)

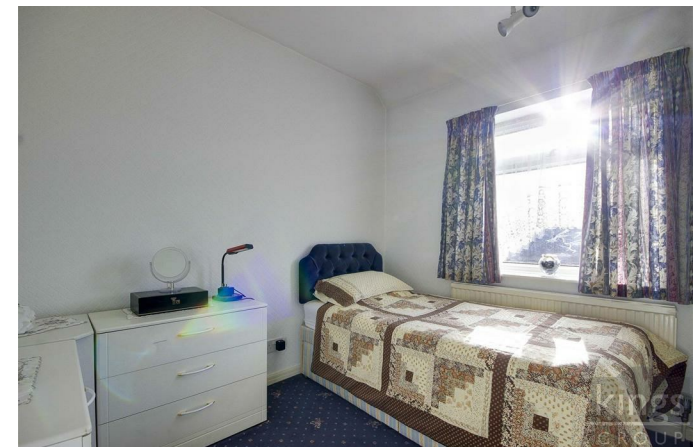
With double glazed window to rear aspect, tiled walls, panel enclosed bath, pedestal wash basin with mixer taps, low level W.C, tiled flooring.

GARAGE 32'10 x 8'7 (10.01m x 2.62m)

With front access.

GARDEN 12'80 (3.66m)

Mainly paved, security light.

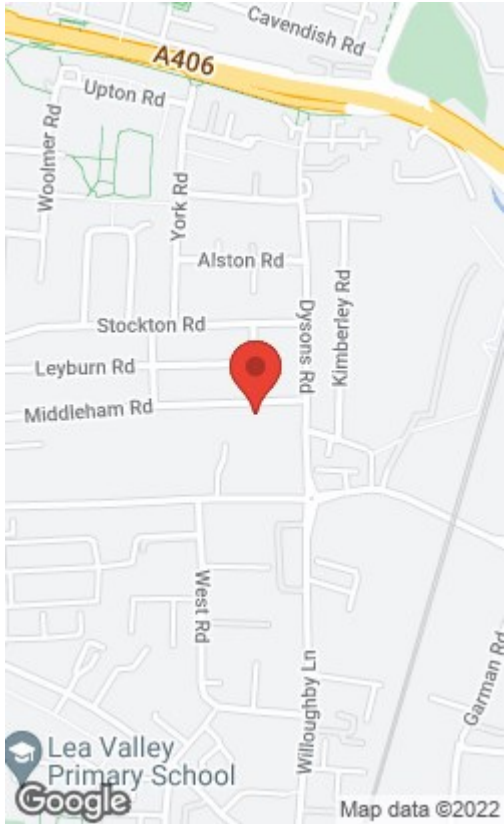








Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor

First Floor

Middleham Road, N18

Approximate Gross Internal Floor Area : 104.0 sq m / 1119.44 sq ft
(Includes Garage / Storage)

Garage / Storage Area : 26.10 sq m / 280.93 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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