



Devonia Gardens, N18 1AF
London





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- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Spacious Family Home
- Driveway & Off Street Parking
- Two Reception Rooms
- Conservatory
- Generous Rear Garden
- Close To Silver Street Station
- Ideal For First Time Buyers & Families
- Chain Free

£500,000



KINGS are pleased to present this CHAIN FREE THREE BEDROOM END OF TERRACE HOUSE situated in a popular residential turning in Edmonton N18, offering spacious and well-proportioned accommodation throughout. The ground floor features a BAY FRONTED LIVING ROOM, separate DINING ROOM, FITTED KITCHEN and a CONSERVATORY providing additional living space with direct access to the rear garden.

The first floor comprises THREE WELL PROPORTIONED BEDROOMS together with a FAMILY BATHROOM, providing a practical layout well suited to first time buyers and growing families. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING throughout.

Externally, the property benefits from a DRIVEWAY providing OFF STREET PARKING together with a PRIVATE REAR GARDEN, offering plenty of outdoor space for relaxing and entertaining. Being an END OF TERRACE HOME, the property also benefits from its position at the end of the row.

Located within close proximity to a range of LOCAL SHOPS, SCHOOLS AND AMENITIES, the property also benefits from excellent transport connections. SILVER STREET and WHITE HART LANE STATIONS are both within easy reach, providing convenient rail connections towards CENTRAL LONDON, whilst a variety of local bus routes are also readily available nearby.

Offered on a CHAIN FREE BASIS, this spacious family home represents an excellent opportunity for FIRST TIME BUYERS, FAMILIES and INVESTORS looking for a well connected property within the N18 area.

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

ENTRANCE HALLWAY

LIVING ROOM 16'1" x 9'8 (4.90m x 2.95m)

DINING ROOM 11'1" x 11'6 (3.38m x 3.51m)

KITCHEN 4'11" x 8'7 (1.50m x 2.62m)

STORE

FIRST FLOOR LANDING

BEDROOM ONE 16'9" x 9'7 (5.11m x 2.92m)

BEDROOM TWO 10'4" x 9'10 (3.15m x 3.00m)

BEDROOM THREE 5'7" x 8'10 (1.70m x 2.69m)

BATHROOM 6'7" x 5'11 (2.01m x 1.80m)

CONSERVATORY 15'11" x 5'11 (4.85m x 1.80m)

GARDEN 55'9" x 13'1" x 45'11" (17'4" x 14)









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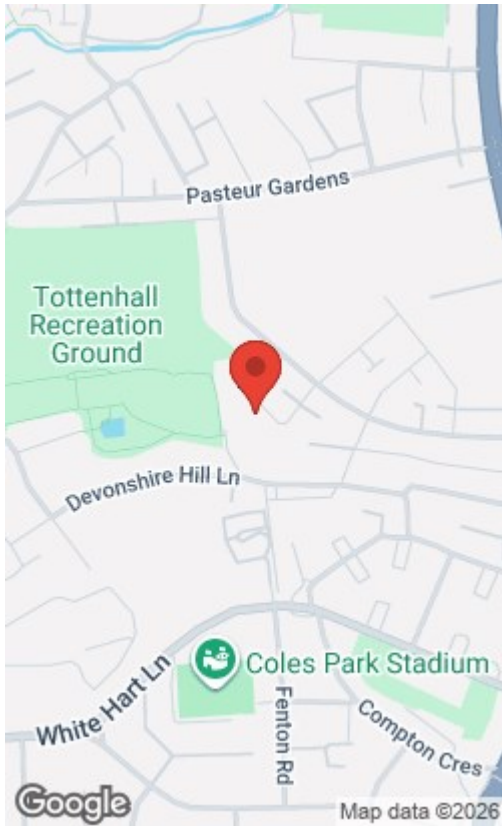


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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, omission 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.

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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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