



Winchester Road, N9 9EY
London





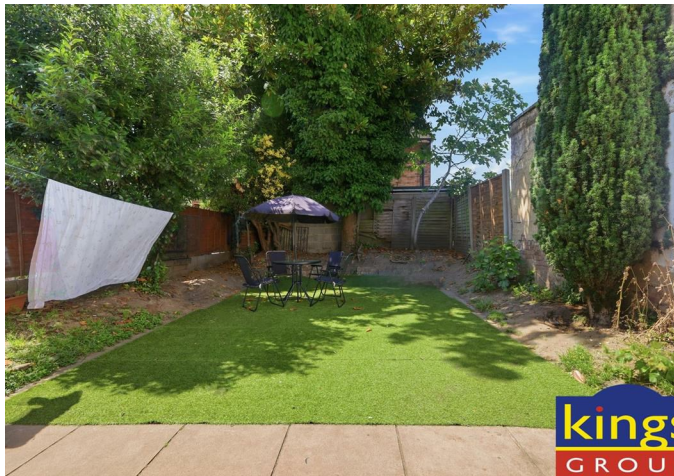
Winchester Road, N9 9EY

- Kings Are Pleased To Present This
- Two Bedroom Semi Detached House
- 1930's Style
- Front Reception Room
- Spacious Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating & Double Glazing
- 33ft Rear Garden With Sheltered Side Access
- Walking Distance To Edmonton Green Station
- Chain Free

£420,000



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KINGS are pleased to present this Two Bedroom SEMI DETACHED HOUSE available with NO ONWARD CHAIN. This 1930's style property offers well proportioned accommodation throughout, featuring a bright and spacious front living room, leading to a 15FT KITCHEN/DINER with direct access to a 33FT REAR GARDEN.

On the first floor, there are two good sized bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, SIDE ACCESS via a sheltered storage area, and the POTENTIAL to extend (stp), making this an ideal purchase in a central location for first time buyers, families or investors alike.

The property is conveniently located within WALKING DISTANCE OF EDMONTON GREEN STATION providing excellent transport links into Central London. Edmonton Green Shopping Centre is also within easy reach, offering a wide range of shops, supermarkets, cafés and everyday amenities. The property is well positioned for a selection of local schools, nearby parks and leisure facilities, whilst also benefiting from excellent road links via the A10 and A406.

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

- PORCH
- ENTRANCE HALL
- LIVING ROOM 11'0 x 12'7 (3.35m x 3.84m)
- KITCHEN 8'10 x 15'8 (2.69m x 4.78m)
- FIRST FLOOR LANDING
- BEDROOM ONE 11'1 x 12'1 (3.38m x 3.68m)

- BEDROOM TWO 8'10 x 9'5 (2.69m x 2.87m)
- FIRST FLOOR BATHROOM 6'0 x 5'10 (1.83m x 1.78m)
- GARDEN 33'3 x 15'2 (10.13m x 4.62m)





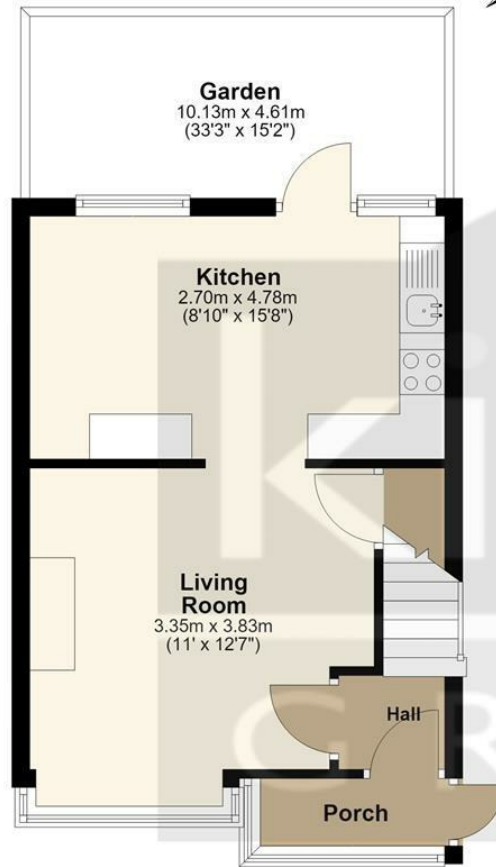




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
89	65		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

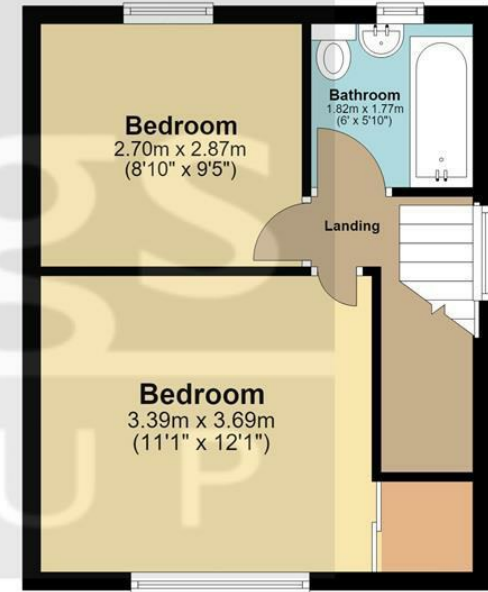
Ground Floor

Approx. 31.0 sq. metres (333.6 sq. feet)
(excluding Garden)



First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 60.5 sq. metres (651.1 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, 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.

Winchester 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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