

Raynham Avenue, N18 2BW
London

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- Kings Are Pleased To Present This
- Two Bedroom Terraced House
- Bay Fronted Victorian Build
- 23ft Open Plan Through Lounge
- Separate Fitted Kitchen
- Separate Utility Room
- First Floor Family Bathroom
- Double Glazing & Gas Central Heating
- Walking Distance To Silver Street Train Station
- Chain Free

£400,000









KINGS are pleased to present this CHAIN FREE TWO BEDROOM VICTORIAN TERRACED HOUSE situated in the popular residential area of Upper Edmonton N18. This BAY FRONTED period home comprises a spacious 23FT OPEN PLAN THROUGH LOUNGE with both living and dining areas, a SEPARATE FITTED KITCHEN, UTILITY ROOM and a FIRST FLOOR FAMILY BATHROOM. Further benefits include built in storage, gas central heating, double glazing and FRONT AND REAR GARDENS.

Raynham Avenue is conveniently located within walking distance of SILVER STREET TRAIN STATION, offering excellent transport connections into Central London, with WHITE HART LANE STATION and the A406 North Circular Road also nearby. The property is within easy reach of Fore Street, providing a variety of local shops, supermarkets, restaurants and coffee shops, alongside North Middlesex Hospital and a selection of local schools.

The surrounding area continues to benefit from significant investment and regeneration, most notably the MERIDIAN WATER DEVELOPMENT and improvements around WHITE HART LANE, bringing new housing, leisure facilities and employment opportunities to the area. With excellent transport links, a range of local amenities and ongoing regeneration nearby, this CHAIN FREE property presents an excellent opportunity for FIRST TIME BUYERS and INVESTORS alike.

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







ENTRANCE

FRONT GARDEN 7'6 x 14'3 (2.29m x 4.34m)

LIVING ROOM 11'6 x 14'3 (3.51m x 4.34m)

DINING ROOM 10'6 x 14'3 (3.20m x 4.34m)

KITCHEN 9'8 x 8' (2.95m x 2.44m)

UTILITY ROOM 11'9 x 5'11 (3.58m x 1.80m)

FIRST FLOOR LANDING 10'6 x 5'2 (3.20m x 1.57m)

BEDROOM ONE 11'7 x 14'3 (3.53m x 4.34m)

BEDROOM TWO 10'5 x 8'7 (3.18m x 2.62m)

BATHROOM 9'8 x 7'9 (2.95m x 2.36m)

REAR GARDEN 16'5 x 15'6 (5.00m x 4.72m)


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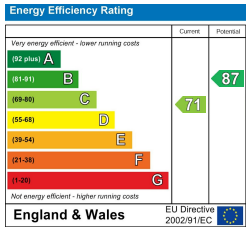

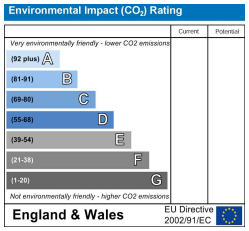

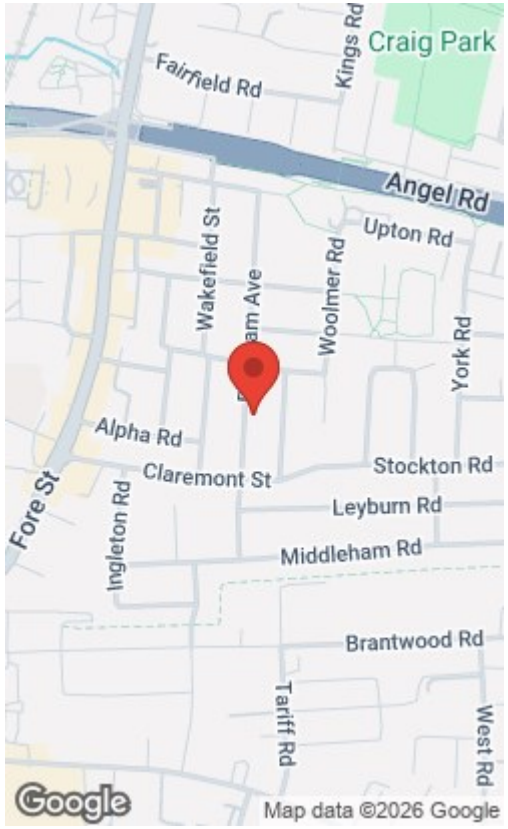



Total area: approx. 80.6 sq. metres (867.5 sq. feet)

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.

Raynham Avenue

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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