



Winchester Road, N9 9HA
London





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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1900's Build
- 22ft Through Lounge
- Spacious Kitchen With Appliances
- First Floor Bathroom
- 32ft Rear Garden
- Walking Distance To Edmonton Green Station
- Gas Central Heating
- Council Tax Band D

Offers Over £400,000



KINGS are pleased to present this Three Bedroom Terraced House, conveniently located within close proximity to Edmonton Green shopping centre and train station. This 1900's built period property offers SPACIOUS and well proportioned accomodation throughout, making it an ideal family home or investment opportunity.

The property features a 22FT THROUGH LOUNGE providing both living and dining areas, along with a LARGE KITCHEN INCLUDING ALL APPLIANCES, offering excellent space for day to day living. Further benefits include gas central heating and partial double glazing.

Upstairs, the property boasts good sized bedrooms, and a refreshed FIRST FLOOR BATHROOM, adding to the practicality of the layout. Externally, there is a well maintained 32FT REAR GARDEN, ideal for outdoor entertaining.

Being located just off Church Street, the property is within walking distance to Edmonton Green Station and is surrounded by a wide range of local shops, restaurants and amenities. The area is also well regarded for its selection of local schools, making it particularly appealing for families. Excellent transport links allow for a convenient commute into Central London in approximately 25 minutes, further enhancing the property's appeal.

Council Tax Band D

EPC Rating D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Medium

ENTRANCE HALL

THROUGH LOUNGE 22'5 x 11'2 (6.83m x 3.40m)

KITCHEN 15'1 x 8'6 (4.60m x 2.59m)

FIRST FLOOR LANDING

BEDROOM ONE 11'6 x 14'9 (3.51m x 4.50m)

BEDROOM TWO 10'6 x 9'6 (3.20m x 2.90m)

BEDROOM THREE 10'2 x 11'2" (3.10m x 3.40m)

BATHROOM 5'11 x 5'7 (1.80m x 1.70m)

GARDEN 32'6 x 14'9 (9.91m x 4.50m)



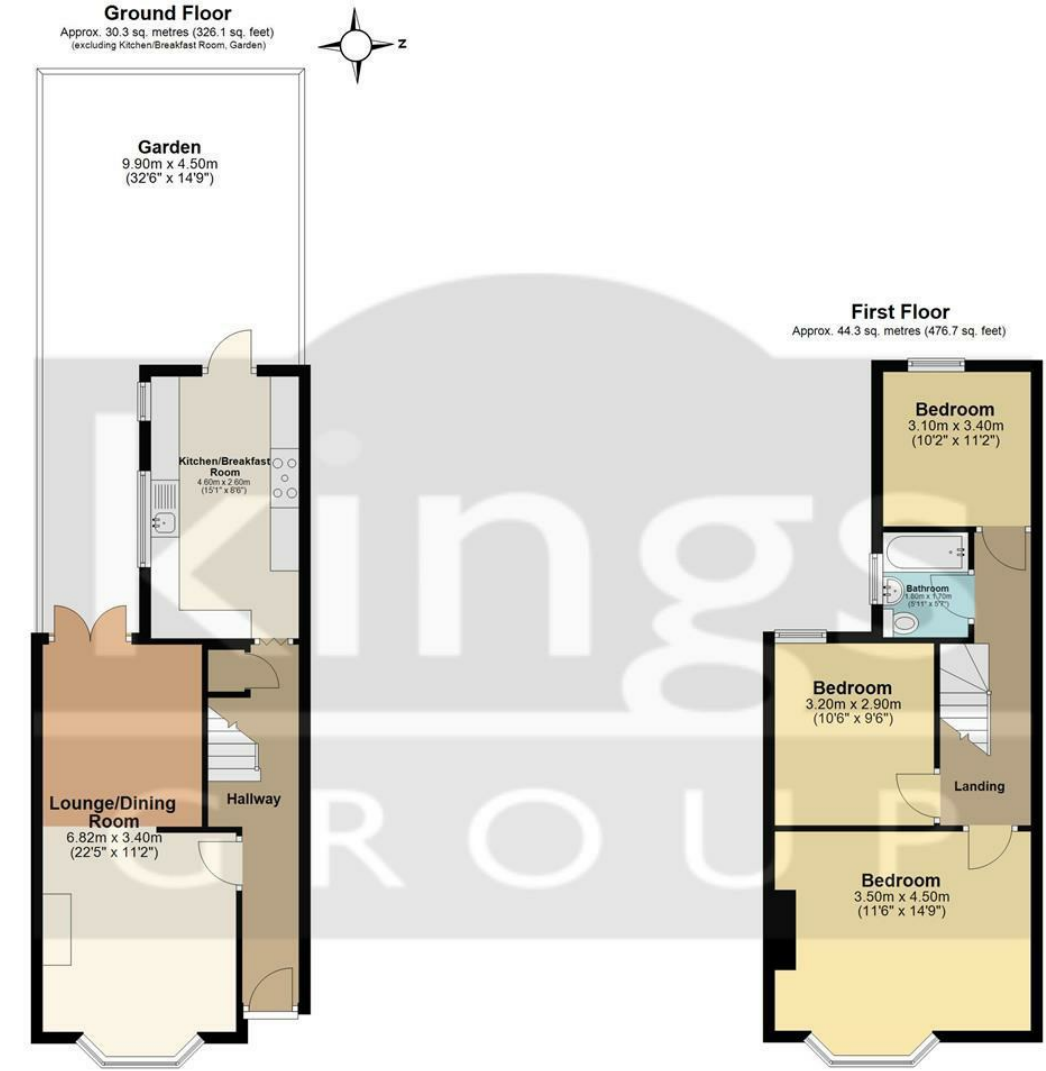






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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Winchester Road

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