



Croyland Road, N9 7BE
London





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- Kings Are Pleased To Present This
- Four Bedroom Terraced House
- Loft Extended 1920's Build
- Recently Redecorated & Refreshed
- Two Reception Rooms
- First Floor Bathroom & Ensuite
- Double Glazing & Gas Central Heating
- 30ft Rear Garden
- Close To Edmonton Green
- Council Tax Band D

£499,995



KINGS are pleased to present this LOFT EXTENDED Four Bedroom Terraced House located close to Edmonton Green. This RECENTLY REDECORATED AND REFRESHED 1920's built family home is arranged over three floors and offers plenty of living space that flows throughout.

Entering through the double glazed porch and entrance hall, there are TWO RECEPTION ROOMS with an opening between them, creating a bright through lounge style space leading onto the garden. This also opens through to the fitted kitchen, making the ground floor ideal for modern family living.

The first floor comprises three original bedrooms and the main family bathroom, with the loft conversion providing a GENEROUS MASTER BEDROOM with its own ENSUITE SHOWER ROOM. Further benefits include gas central heating, double glazing, and a 30FT REAR GARDEN.

Its location places you within walking distance of Edmonton Green, with easy access to the train station, bus terminal and shopping centre, making commuting and everyday amenities conveniently accessible. This property represents an excellent opportunity for families seeking a spacious home in a well connected area.

Council Tax Band D

EPC Rating C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Very low

PORCH

ENTRANCE HALL

LIVING ROOM 12'6 x 10'10 (3.81m x 3.30m)

DINING ROOM 11'10 x 10'10 (3.61m x 3.30m)

KITCHEN 8'6 x 6'3 (2.59m x 1.91m)

FIRST FLOOR LANDING

BEDROOM ONE 12'10 x 10'10 (3.91m x 3.30m)

BEDROOM TWO 11'10 x 10'10 (3.61m x 3.30m)

BEDROOM THREE 7'10 x 5'3 (2.39m x 1.60m)

SECOND FLOOR LANDING

BEDROOM FOUR 14'1 x 13'3 (4.29m x 4.04m)

ENSUITE 5'7 x 5'3 (1.70m x 1.60m)

GARDEN 30'0 approx (9.14m approx)









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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 98.7 sq. metres (1062.7 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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Croylard Road

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6 Church Street, Edmonton, London, N9 9DX

T: 02083500100

E:

www.kings-group.net

