

Ranworth Road, N9 0LN
London

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DO NOT USE
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- Kings Are Pleased to Present This
- Three Bedroom Semi Detached House
- 1930's Style
- Two Reception Rooms
- 21ft Lounge/Dining Room
- First Floor Bathroom
- In Need Of Modernisation
- Double Glazing & Gas Central Heating
- Chain Free
- Council Tax Band D

£400,000









KINGS are pleased to present this THREE BEDROOM 1930's STYLE SEMI-DETACHED HOUSE situated in a popular residential location. EXTENDED TO THE SIDE and available on a CHAIN FREE basis, the property offers generous living space and excellent potential throughout. Requiring modernisation, the property presents an ideal opportunity for families, investors or developers alike looking to refurbish and add their own personal touch.

The ground floor comprises TWO RECEPTION ROOMS, including an impressive 21FT LOUNGE/DINING ROOM, alongside a separate KITCHEN. The traditional 1930's layout provides spacious and versatile accommodation with plenty of scope to create a fantastic family home or investment property. On the first floor, the property boasts THREE WELL SIZED BEDROOMS alongside a FAMILY BATHROOM.

Local shops and bus routes are close by on Montagu Road whilst Edmonton Green station, bus terminal and shopping centre are just a short walk away. The property is also ideally situated for easy access to the A406 North Circular Road for commuters. The property provides plenty of space throughout whilst still having the POTENTIAL to extend further to the loft (stp).

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

We are acting in the sale of the above property and have received an offer of £400,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 18/08/2026

PORCH

ENTRANCE HALLWAY

RECEPTION ROOM 17'9 x 10'1 (5.41m x 3.07m)

LOUNGE/DINING ROOM 21'4 x 10'10 (6.50m x 3.30m)

LIVING ROOM 12'2 x 10'10 (3.71m x 3.30m)

KITCHEN 9'2 x 7'7 (2.79m x 2.31m)

FIRST FLOOR LANDING

BEDROOM ONE 12'2 x 10'10 (3.71m x 3.30m)

BEDROOM TWO 9'1 x 10'2 (2.77m x 3.10m)

BEDROOM THREE 7'10 x 6'3 (2.39m x 1.91m)

BATHROOM 5'11 x 6'3 (1.80m x 1.91m)

GARDEN



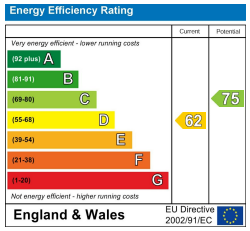


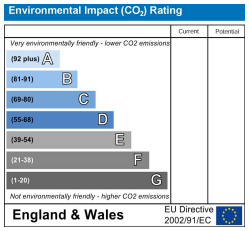


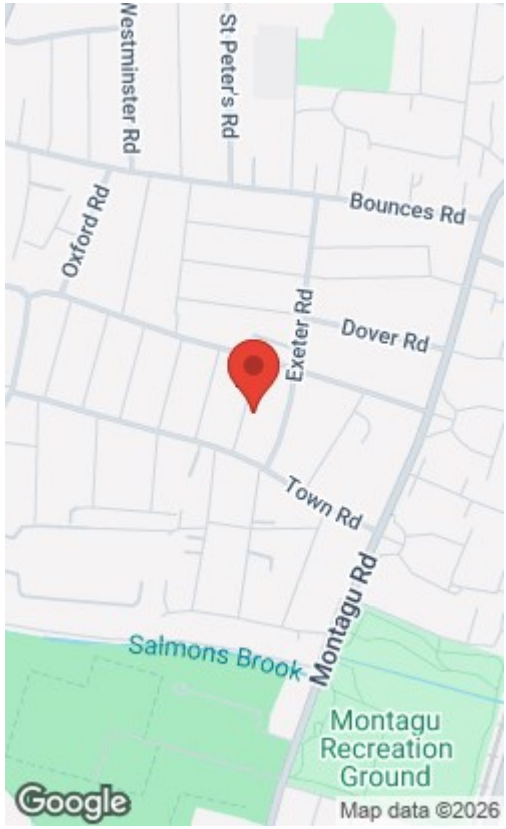

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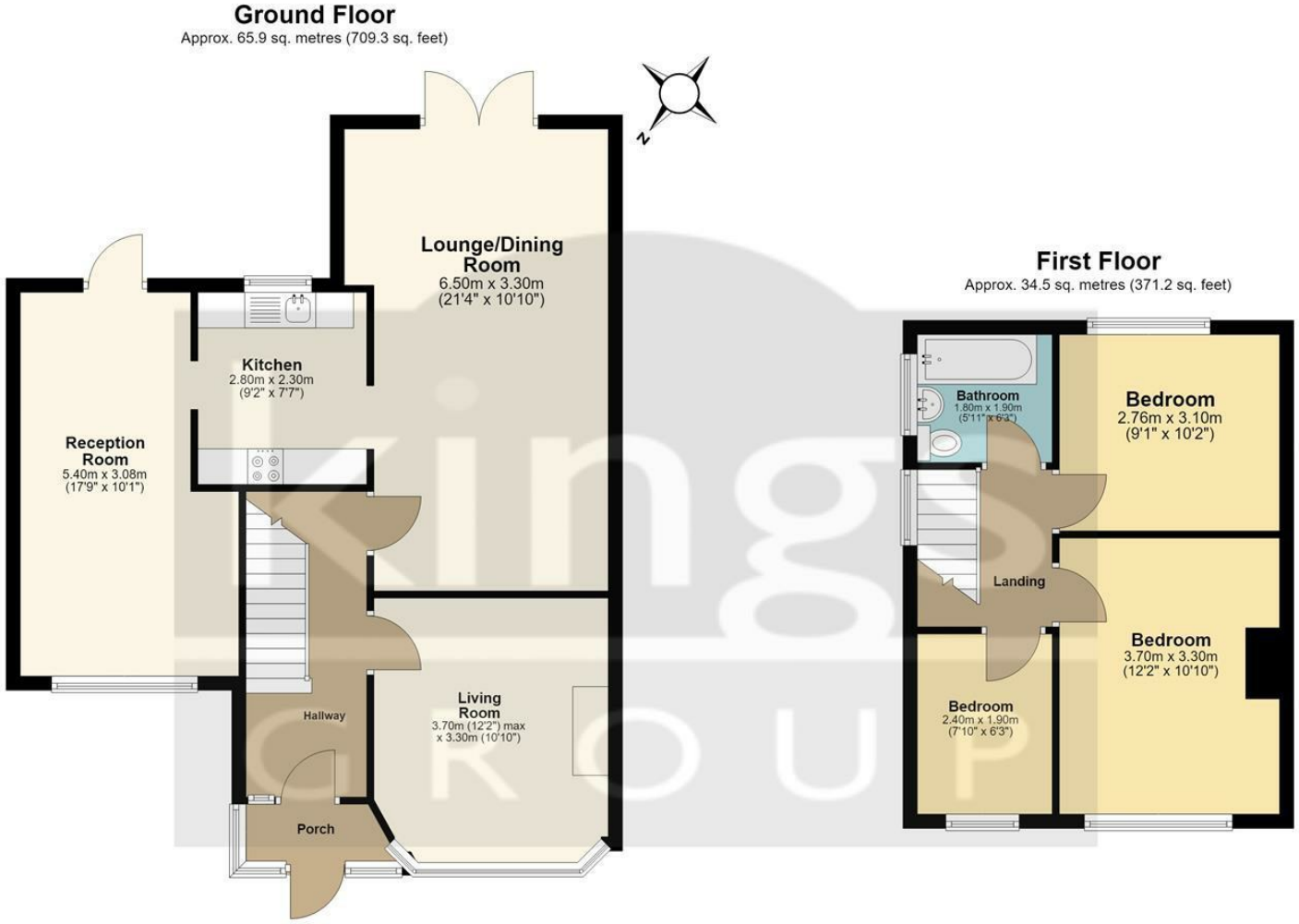

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Total area: approx. 100.4 sq. metres (1080.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative 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.

Ranworth Rd

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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