



South Eastern Avenue, N9 9NR
London





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- Kings Are Pleased To Present This
- Four Bedroom Semi Detached House
- Large Paved Frontage
- 80ft Rear Garden With Side Access
- Two Reception Rooms
- Separate Kitchen & Ground Floor Bathroom
- Potential To Extend (stp)
- Walking Distance To Pymmes Park & Train Station
- Sought After Location
- Council Tax Band D

£520,000



KINGS are pleased to present this ORIGINAL FOUR BEDROOM SEMI DETACHED HOUSE situated in a sought after residential part of N9, on the doorstep of Pymmes Park. This well maintained family home with a SPACIOUS FRONTAGE and a LARGE 80FT REAR GARDEN, offers plenty of living accommodation throughout with POTENTIAL TO EXTEND and expand further (stp).

The ground floor features TWO RECEPTION ROOMS, with a good sized lounge to the rear overlooking the garden and a separate dining room to the front. The separate fitted kitchen provides ample storage and workspace. With a convenient family bathroom, gas central heating and double glazing, the overall layout is both practical and comfortable.

The first floor comprises four well proportioned bedrooms, offering flexible space for growing families, guests or those working from home. Externally, the property boasts GENEROUS OUTSIDE SPACE featuring both patio and decking areas, perfect for outdoor recreation and relaxation. To the front there is a spacious paved driveway along with SIDE ACCESS.

The property is conveniently located close to a range of local shops, schools and everyday amenities. Excellent transport links are within easy reach including access to the A10 and A406, while nearby Edmonton Green and Silver Street Overground Stations provide direct routes into Central London and surrounding areas, making this an ideal home for commuters and families alike.

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

ENTRANCE HALL

LIVING ROOM 13'1" x 12'6 (3.99m x 3.81m)

DINING ROOM 8'8 x 12'8 (2.64m x 3.86m)

KITCHEN 13'11 x 10'2 (4.24m x 3.10m)

BATHROOM 5'10 x 6'6 (1.78m x 1.98m)

FIRST FLOOR LANDING

BEDROOM ONE 13'1 x 12'6 (3.99m x 3.81m)

BEDROOM TWO 8'8 x 12'8 (2.64m x 3.86m)

BEDROOM THREE 7'9 x 9'2 (2.36m x 2.79m)

BEDROOM FOUR 7'0 x 9'1 (2.13m x 2.77m)

GARDEN 80'0 x 27'0 approx (24.38m x 8.23m approx)



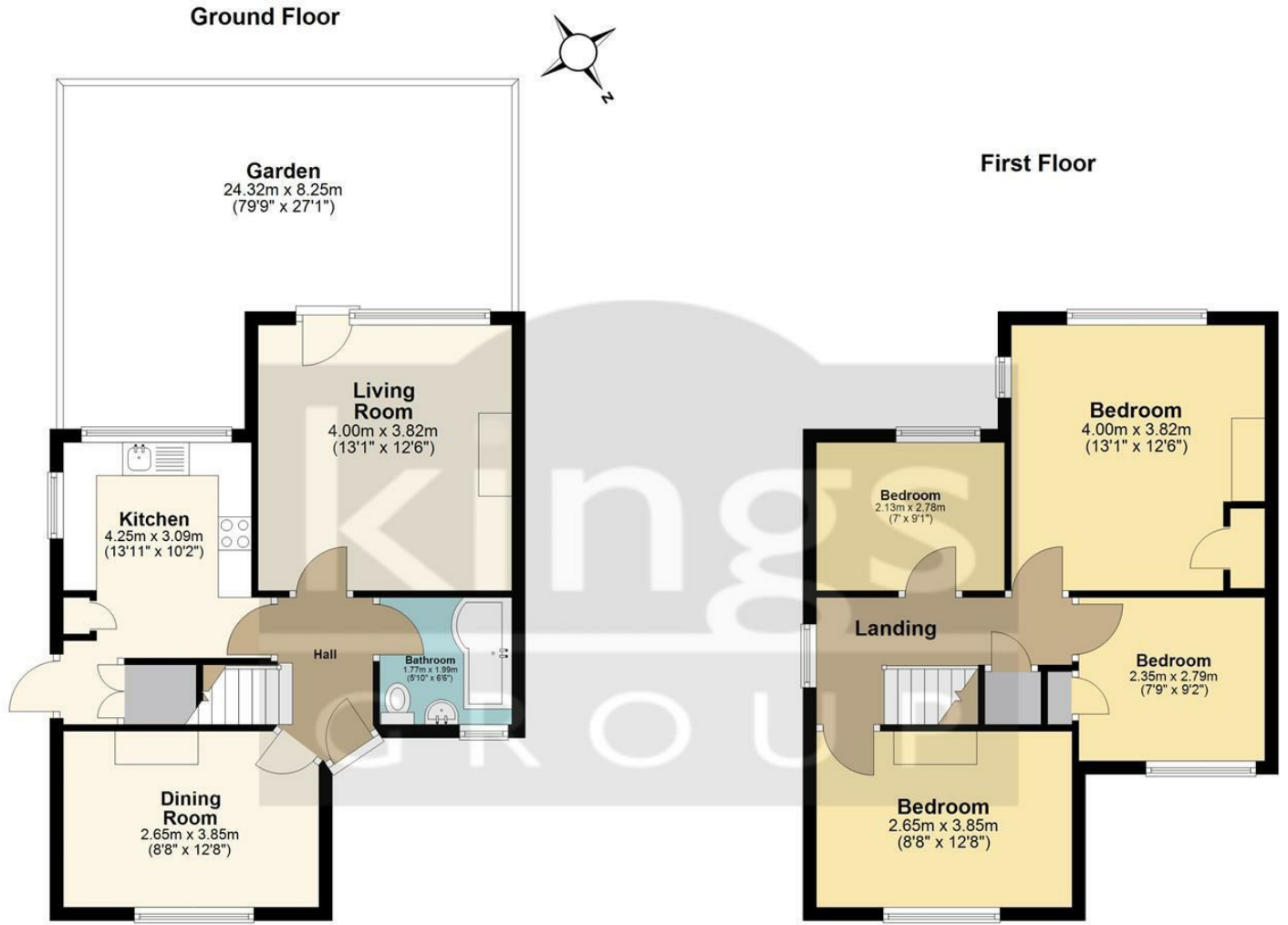
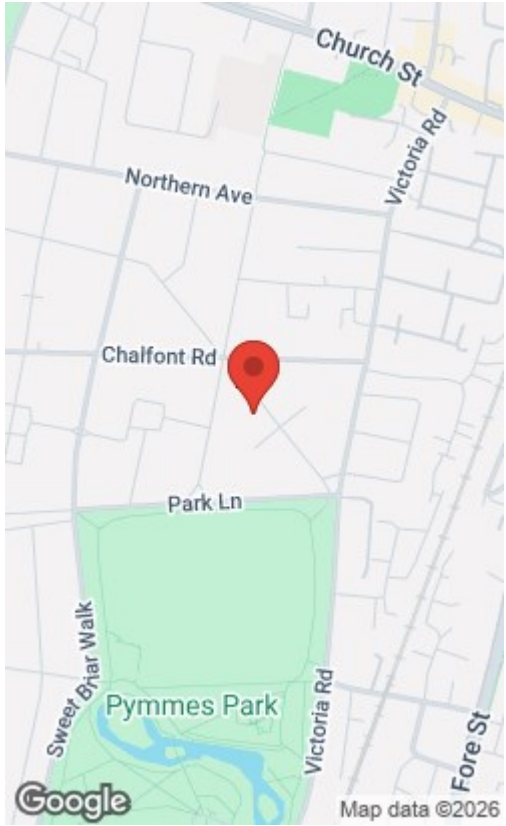






Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Total area: approx. 83.5 sq. metres (898.7 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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Plan produced using PlanUp.

South Eastern 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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