

Devonia Gardens, N18 1AF
London

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Devonia Gardens, N18 1AF

- Kings Are Pleased To Present This
- Three Bedroom End Of Terrace House
- Driveway & Detached Garage
- Two Reception Rooms
- Semi Open Plan Kitchen & Conservatory
- First Floor Bathroom
- Generous 100ft Rear Garden With Side Access
- Close To Borders Of N13 & N17
- Ideal For First Time Buyers & Families
- Chain Free

£475,000









KINGS are pleased to present this CHAIN FREE THREE BEDROOM END OF TERRACE HOUSE situated in a popular residential turning in Edmonton N18, offering spacious and well proportioned accommodation throughout. The ground floor features a BAY FRONTED LIVING ROOM, separate DINING ROOM, FITTED KITCHEN and a CONSERVATORY providing additional living space with direct access to the rear garden.

The first floor comprises THREE WELL PROPORTIONED BEDROOMS together with a FAMILY BATHROOM, providing a practical layout well suited to first time buyers and growing families. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING throughout.

Externally, the property benefits from a DRIVEWAY providing OFF STREET PARKING together with a 100FT PRIVATE REAR GARDEN, offering plenty of outdoor space for relaxing and entertaining. Being an END OF TERRACE HOME, the property also benefits from its position at the end of the row with an additional shared driveway, SIDE ACCESS and a GARAGE.

Located within close proximity to a range of LOCAL SHOPS, SCHOOLS AND AMENITIES, the property also benefits from excellent transport connections. SILVER STREET and WHITE HART LANE STATIONS are both within easy reach, providing convenient rail connections towards CENTRAL LONDON, whilst a variety of local bus routes are also readily available nearby.

Offered on a CHAIN FREE BASIS, this spacious family home represents an excellent opportunity for FIRST TIME BUYERS, FAMILIES and INVESTORS looking for a well connected property within the N18 area.

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







ENTRANCE HALLWAY

LIVING ROOM 16'1" x 9'8 (4.90m x 2.95m)

DINING ROOM 11'1" x 11'6 (3.38m x 3.51m)

KITCHEN 4'11" x 8'7 (1.50m x 2.62m)

STORE

FIRST FLOOR LANDING

BEDROOM ONE 16'9" x 9'7 (5.11m x 2.92m)

BEDROOM TWO 10'4" x 9'10 (3.15m x 3.00m)

BEDROOM THREE 5'7" x 8'10 (1.70m x 2.69m)

BATHROOM 6'7" x 5'11 (2.01m x 1.80m)

CONSERVATORY 15'11" x 5'11 (4.85m x 1.80m)

GARDEN 55'9"'13'1"" x 45'11" (17'4" x 14)


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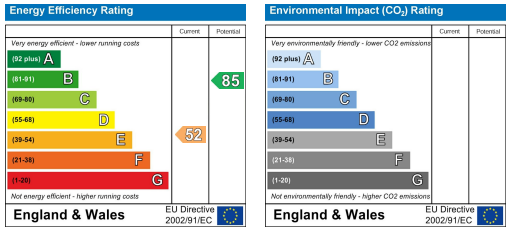
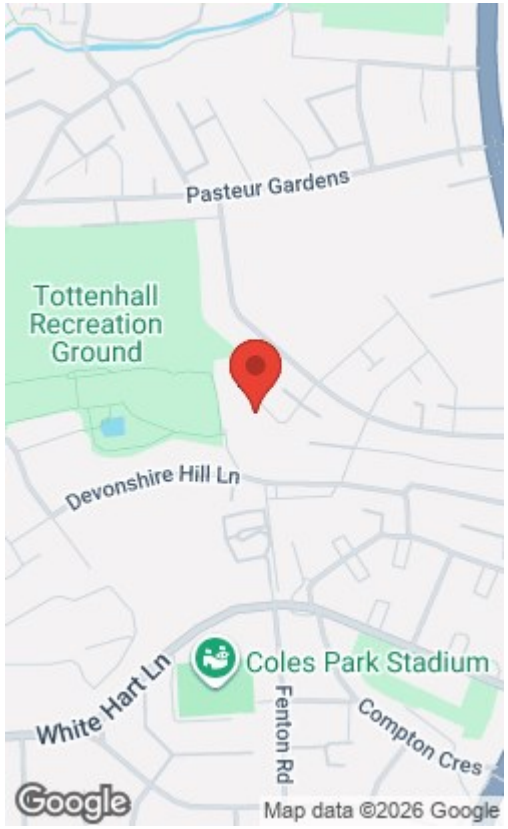




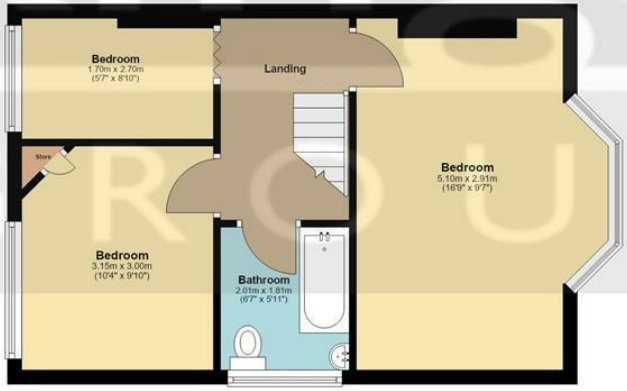
Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)
(excluding Garden)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 83.5 sq. metres (898.9 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.

Devonia Gardens

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6 Church Street, Edmonton, London, N9 9DX
T: 02083500100
E:
www.kings-group.net