



www.kings-group.net

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Crescent Road, London, N9 7QH
£475,000

- Kings Are Pleased To Present This
- Fully Extended 1930's Build
- 23ft Through Lounge
- First Floor Bathroom & Downstairs WC
- Close To Jubilee Park & Amenities

- Four Bedroom End Of Terraced House
- Detached Garage To Rear
- Full Width Kitchen/Diner
- Spacious Loft Master Bedroom
- Chain Free

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this FULLY EXTENDED Four Bedroom End Of Terrace House with a DETACHED GARAGE to the rear and side access, available with NO ONWARD CHAIN. This well presented 1930's built family home is in EXCELLENT CONDITION we feel and situated on a quiet residential turning only moments away from Jubilee park and a short walk to Edmonton Green train station and shopping centre.

The property features an entrance porch, a spacious 23FT THROUGH LOUNGE, a DOWNSTAIRS WC, a full width kitchen/diner, a modern FIRST FLOOR BATHROOM, three good sized bedrooms to the first floor, a LARGE LOFT ROOM, along with gas central heating and double glazing. Outside there is a lovely front garden in addition to the 40ft paved rear garden with side and rear access leading to a garage accessed via a gated service road. This is ideal for a family looking to MOVE STRAIGHT IN or for an investor as there is currently a tenant in place.

FRONT DOOR TO:

PORCH
5'2 x 4'7 (1.57m x 1.40m)
 With double glazed window to front and side, tiled flooring.

ENTRANCE HALLWAY
5'7 x 5'7 (1.70m x 1.70m)
 With coved ceiling, spotlights, double radiator, stairs to first floor landing, laminated wood style flooring.

LOUNGE
12'8 x 23'7 (3.86m x 7.19m)
 With double glazed window to front, coved and textured ceiling with two central rose two single radiator, TV point, phone point, power points.

HALLWAY
4'2 x 2'9 (1.27m x 0.84m)
 With under stairs cupboard, tiled flooring.

DOWNSTAIRS CLOAKROOM
6'4 x 4'0 (1.93m x 1.22m)
 With double glazed opaque window to side, part tiled walls, pedestal wash hand basin with mixer tap, low level W.C, power points, tiled flooring.

KITCHEN
16'8 x 10'7 (5.08m x 3.23m)
 With double glazed window and patio door to rear garden, coved ceiling, spotlights, double radiator, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob, electric oven, hood extractor, space for fridge freezer, plumbed for washing machine and dish washer, power points.

FIRST FLOOR LANDING
7'0 x 6'10 (2.13m x 2.08m)
 With double glazed opaque window to side, stairs to second floor landing, laminated wood style flooring.

BATHROOM
6'11 x 6'11 (2.11m x 2.11m)
 With double glazed opaque window to rear, fully tiled walls, heated towel rail, spotlights, panel enclosed bath with mixer tap and mains shower attached, wash hand basin with mixer tap and vanity unit, low level W.C, tiled flooring.

BEDROOM TWO
13'1 x 10'4 (3.99m x 3.15m)
 With double glazed window to front, coved ceiling, fitted wardrobes, power points, laminated flooring.

BEDROOM THREE
12'2 x 9'10 (3.71m x 3.00m)
 With double glazed window to rear, coved ceiling, spotlights, power points, laminated flooring.

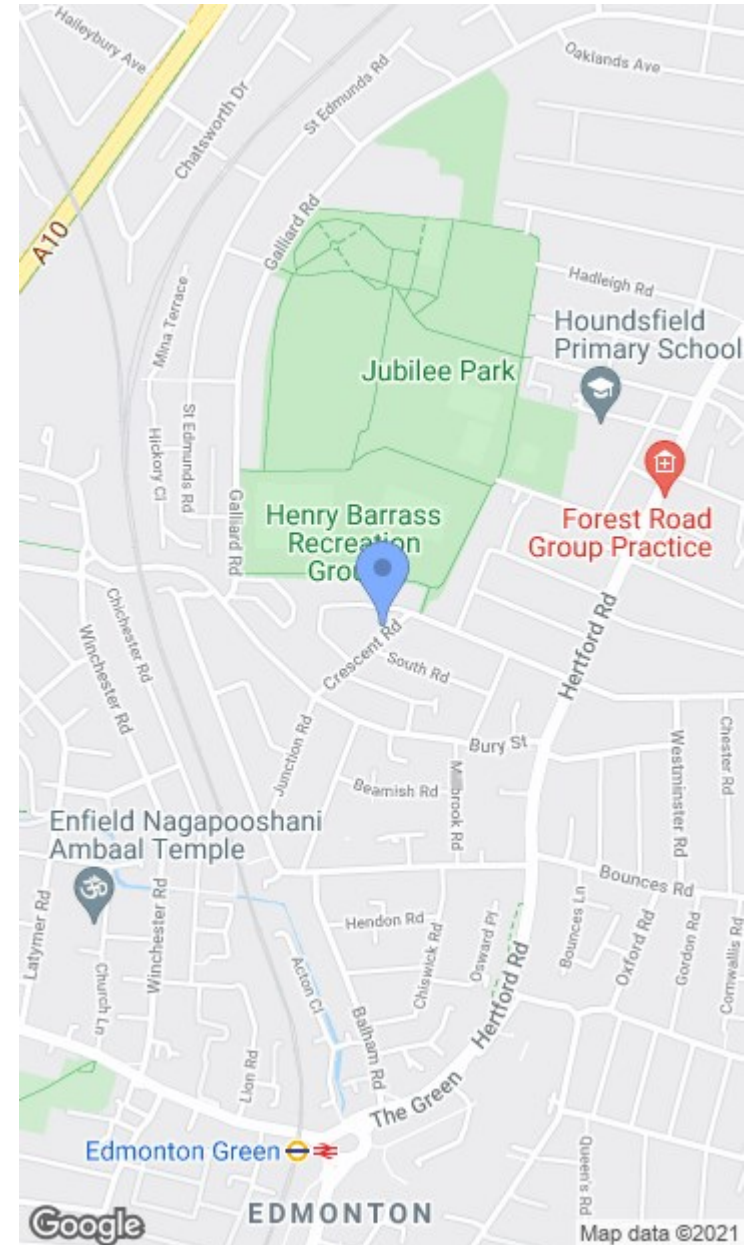
BEDROOM FOUR
6'11 x 6'4 (2.11m x 1.93m)
 With double glazed window to front, single radiator, coved ceiling, spotlights, power points, laminated flooring.

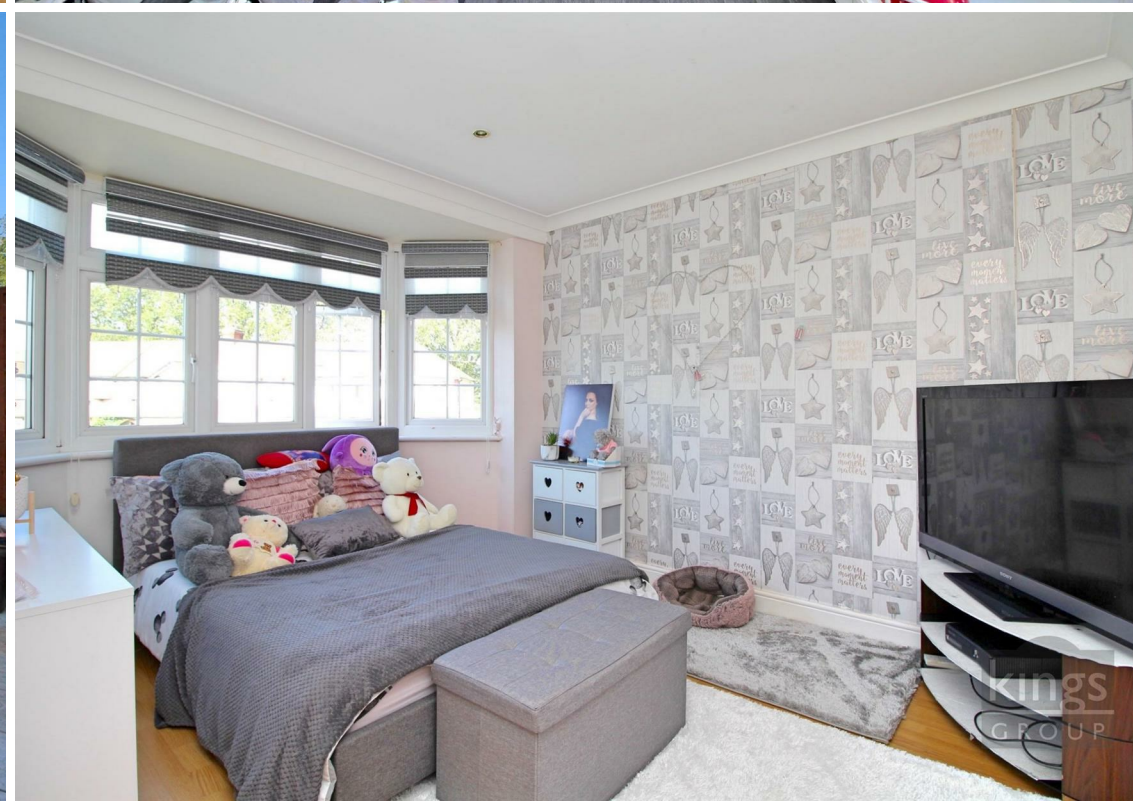
SECOND FLOOR LANDING
6'9 x 2'11 (2.06m x 0.89m)
 With single glazed velux window to front, spotlights, carpeted flooring.

BEDROOM ONE
15'0 x 15'0 (4.57m x 4.57m)
 With double glazed window to rear and two velux window to front, single radiator, spotlights, power points, laminated flooring.

GARDEN
40'0 (approx) (12.19m (approx))
 With paving, outside tap, outside light, rear and side access.

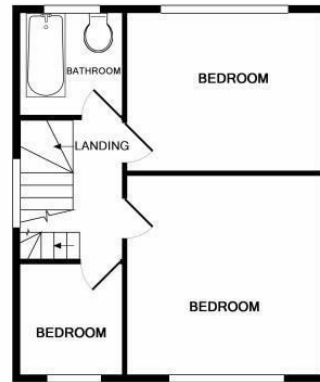
GARAGE
17'0 x 13'0 (5.18m x 3.96m)
 With power and lighting.



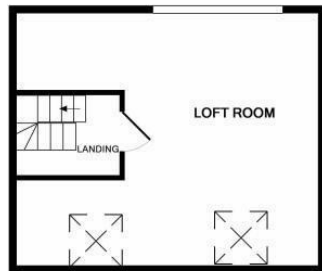




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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