



www.kings-group.net

6 Church Street
Edmonton N9 9DX
Tel: 02083500100

Leyburn Road, London, N18 2BQ
£475,000

- Kings Bring You This
- Currently Let Privately At £1700pcm
- Off Street Parking
- First Floor Bathroom
- Close To Shops & Meridian Water Station

KINGS bring you this EXTENDED Four Bedroom End of Terrace House with OFF STREET PARKING located on the borders of Tottenham, N17. This spacious property is currently let privately to a family at £1700pcm. Features include a 25FT THROUGH LOUNGE, an additional reception/ground floor bedroom, a kitchen/diner, a FIRST FLOOR BATHROOM along with four good sized bedrooms and a 50FT REAR GARDEN.

Nothing is too far away with Silver Street and Meridian Water Stations, A406 Access, North Middlesex Hospital and local schools all close by. The immediate area known as Angel Edmonton is renowned for its sheer variety of shops, coffee shops and restaurants along Fore Street all within walking distance, whilst in the other direction you have a retail park including Ikea.

The property is situated between TWO OF THE BIGGEST REDEVELOPMENT PROJECTS in North London, being the ongoing improvements around White Hart Lane and the exciting MERIDIAN WATER project set to bring new homes, business, leisure and Cross Rail transport links.

FRONT DOOR TO ENTRANCE PORCH
7'0 x 3'0 (2.13m x 0.91m)

With tiled flooring.

HALLWAY
3'11 x 3'11 (1.19m x 1.19m)

With stairs to first floor landing, laminated wood style flooring.

RECEPTION ONE
13'0 x 12'0 (3.96m x 3.66m)

With UPVC double glazed bay window to front, coved ceiling, double radiator, fireplace, TV point, power points, laminated wood style flooring.

RECEPTION TWO
12'0 x 9'0 (3.66m x 2.74m)

With UPVC double glazed window to rear, coved ceiling, double radiator, power points, laminated wood style flooring.

KITCHEN
13'11 x 12'0 (4.24m x 3.66m)

With two UPVC double glazed window to rear, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit,

space for fridge/freezer and washing machine, gas oven/hob, chimney style extractor, spotlights, power points, lino flooring, double glazed door to garden.

RECEPTION THREE

With UPVC double glazed window to front, coved ceiling, single radiator, power points, laminated wood style flooring.

FIRST FLOOR LANDING
9'0 x 2'0 (2.74m x 0.61m)

With loft access and carpeted flooring.

BEDROOM ONE
12'0 x 11'0 (3.66m x 3.35m)

With UPVC double glazed window to front, single radiator, built-in wardrobe, power points, laminated wood style flooring.

BEDROOM TWO
9'0 x 8'11 (2.74m x 2.72m)

With UPVC double glazed window to rear, single radiator, power points, laminated wood style flooring.

BEDROOM THREE
11'0 x 7'0 (3.35m x 2.13m)

With UPVC double glazed window to front, single radiator, power points, laminated wood style flooring.

BEDROOM FOUR
8'11 x 7'0 (2.72m x 2.13m)

With UPVC double glazed window to rear, double radiator, power points, carpeted flooring.

BATHROOM
6'0 x 5'11 (1.83m x 1.80m)

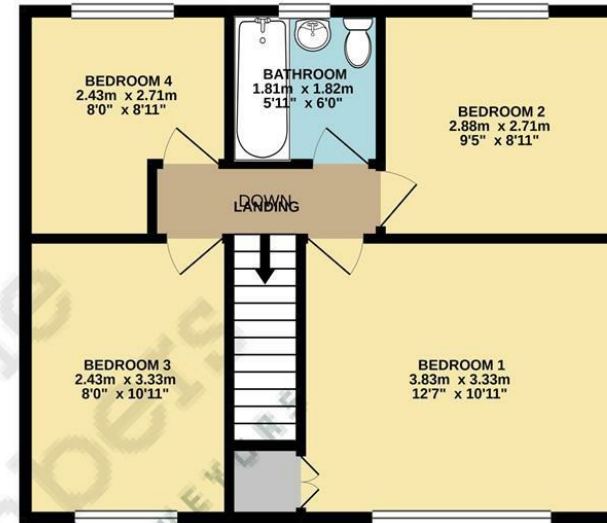
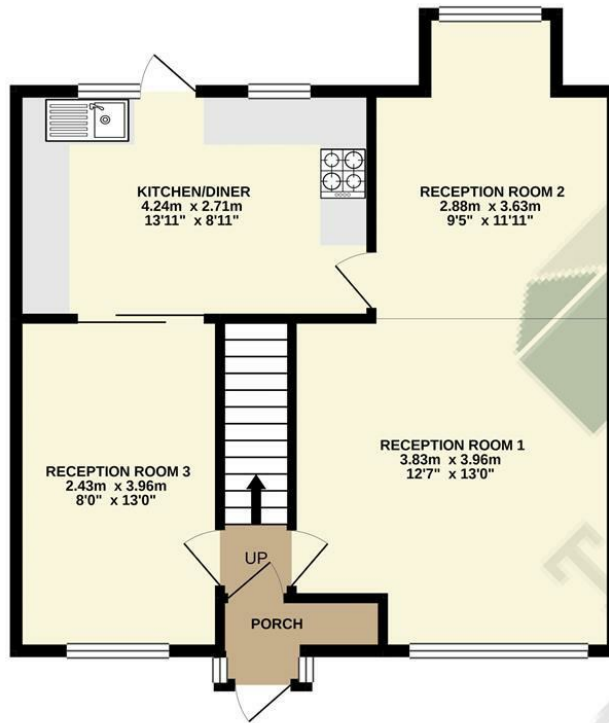
With UPVC double glazed opaque window to rear, part tiled walls, panel enclosed bath with mixer tap and shower attached, pedestal wash hand basin, low level W.C, extractor fan, single radiator, lino flooring.

GARDEN
50'0 x 25'0 (15.24m x 7.62m)

Mainly laid to lawn with plant and shrub borders, wood shed, outside taps and lights.

- Four Bedroom End Of Terrace House
- Extended 1930's Style
- 25ft Through Lounge
- 50ft Rear Garden
- Located On Borders Of Tottenham N17





LEYBURN ROAD, EDMONTON, N18

TOTAL FLOOR AREA: 98.2 sq.m. (1057 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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