



P Permit holders only
On event days
Noon - 9 pm

P Disabled badge holders only
At any time

Haselbury Road, N18 1QA
London

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Haselbury Road, N18 1QA

****CLICK FOR VIDEO TOUR**** Kings Are Delighted To Offer This * Three Bedroom Terraced House * 1900's Build * Open Plan Through Lounge * 23ft Kitchen/Diner * Two Bathrooms * Loft Room * 50ft Paved Rear Garden * Gas Central Heating & Double Glazing * Popular Location

Offers In Excess Of £399,995



FRONT DOOR TO

ENTRANCE PORCH 2'9 x 2'7 (0.84m x 0.79m)

With double glazed window to front.

THROUGH LOUNGE 23'8 x 14'0 (7.21m x 4.27m)

With double glazed window to front, coved ceiling, spot lights, two single radiators, stairs to first floor landing, under stairs storage cupboard, laminate flooring.

KITCHEN/DINER 23'2 x 7'10 (7.06m x 2.39m)

With double glazed window and patio door to rear gardens, double glazed window to side, skylight, part tiled walls, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated gas hob/ electric oven, hood extractor, integrated microwave, space for fridge/freezer, plumbed for washing machine, tumble dryer and dishwasher, single radiator, power points, tiled flooring.

SHOWER ROOM 7'10 x 4'8 (2.39m x 1.42m)

With double glazed opaque window to rear, fully tiled walls, heated towel rail, mains shower cubicle, wash hand basin with mixer tap and vanity unit, low level W.C, extractor fan, tiled flooring.

FIRST FLOOR LANDING 11'3 x 5'0 (3.43m x 1.52m)

With single glazed window to rear, coved and textured ceiling, dado rail, stairs to second floor landing, power points, laminate flooring.

BEDROOM ONE 13'0 x 10'4 (3.96m x 3.15m)

With two double glazed window to front, two single radiators, fitted wardrobes, power points, laminate flooring.

BEDROOM TWO 10'8 x 8'11 (3.25m x 2.72m)

With double glazed window to rear, single radiators, fitted wardrobes, power points, laminate flooring.

BEDROOM THREE 8'2 x 5'11 (2.49m x 1.80m)

With two double glazed window to rear, single radiators, fitted wardrobes, power points, laminate flooring.

BATHROOM 5'4 x 4'7 (1.63m x 1.40m)

With double glazed opaque window to side, fully tiled walls, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit, low level W.C, tiled flooring.

SECOND FLOOR LANDING

With spotlights, laminate flooring.

LOFT ROOM 14'7 x 10'0 (4.45m x 3.05m)

With double glazed velux window to rear, electric heater, fitted wardrobes, laminate flooring.

GARDEN 50'0 (15.24m)

Paved, outside tap, outside lights, brick built shed.





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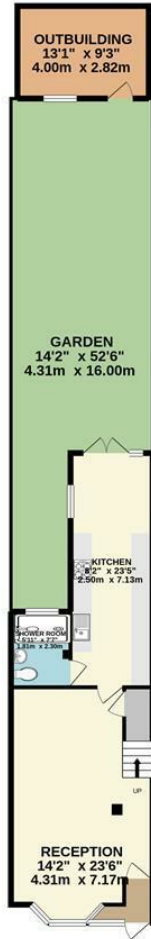
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 85 |

| 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 | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



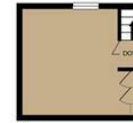
GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) 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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