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Bolton Road, Edmonton, N18 1HN
£389,995

- Kings Are Proud To Present This
- Witham Villas Built In 1899
- Utility Room & Downstairs WC
- Front & Rear Gardens
- Double Glazed Windows

****CLICK FOR VIDEO TOUR**** KINGS are proud to present this deceptively LARGE Three Bedroom Terraced House on the market with NO ONWARD CHAIN. This substantial double fronted Victorian property is situated in the heart of N18 and forms part of a unique terrace called Witham Villas built in 1899. This period home requires updating however is brimming with POTENTIAL whether it be extending and refining for a family or developing into something more for the investors out there (stp).

The accomodation comprises of two reception rooms, a fitted kitchen with a separate utility room, a downstairs WC, a first floor bathroom and three double bedrooms. Further features include front and rear gardens along with a lean-to and double glazed windows.

Nothing is too far away with Silver Street train station, A406 road access and North Middlesex Hospital all within walking distance. There is also the lovely Pymmes Park, popular schools and high street shops all within easy reach. 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 HALLWAY

With coved ceiling, dado rail, staircase to first floor landing with understairs storage, carpet doors to:

RECEPTION ONE

13'7 x 11'6 (4.14m x 3.51m)

With double glazed window to front, Tv point, telephone, point, gas fire, picture rail, carpet.

RECEPTION TWO

11'2 x 9'7 (3.40m x 2.92m)

With double glazed window to rear gardens, coved ceiling, center rose, carpet.

DOWNSTAIRS WC

Low flush WC, lino floor.

UTILITY

6'2 x 4'10 (1.88m x 1.47m)

With double glazed frosted window to side, run of wall and base units work tops over, plumbing for washing machine, lino floor, Double glazed frosted window to:

KITCHEN

9'2 x 9'0 (2.79m x 2.74m)

With double glazed window to rear gardens, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, gas cooker, lino floor.

LEAN-TO

Windows to side and rear gardens.

STAIRCASE TO FIRST FLOOR LANDING

13'6 x 4'11 (4.11m x 1.50m)

With access to loft, dado rail, power, doors to:

BEDROOM ONE

14'10 x 13'61 (4.52m x 3.96m)

With double glazed window to rear gardens, carpet.

BEDROOM TWO

11'3 x 9'6 (3.43m x 2.90m)

With double glazed window to rear gardens, electric heater, carpet.

BEDROOM THREE

10'7 x 9'2 (3.23m x 2.79m)

With double glazed window to rear gardens, electric heater, carpet.

BATHROOM/WC

6;2 x 6'1 (1.83m;0.61m x 1.85m)

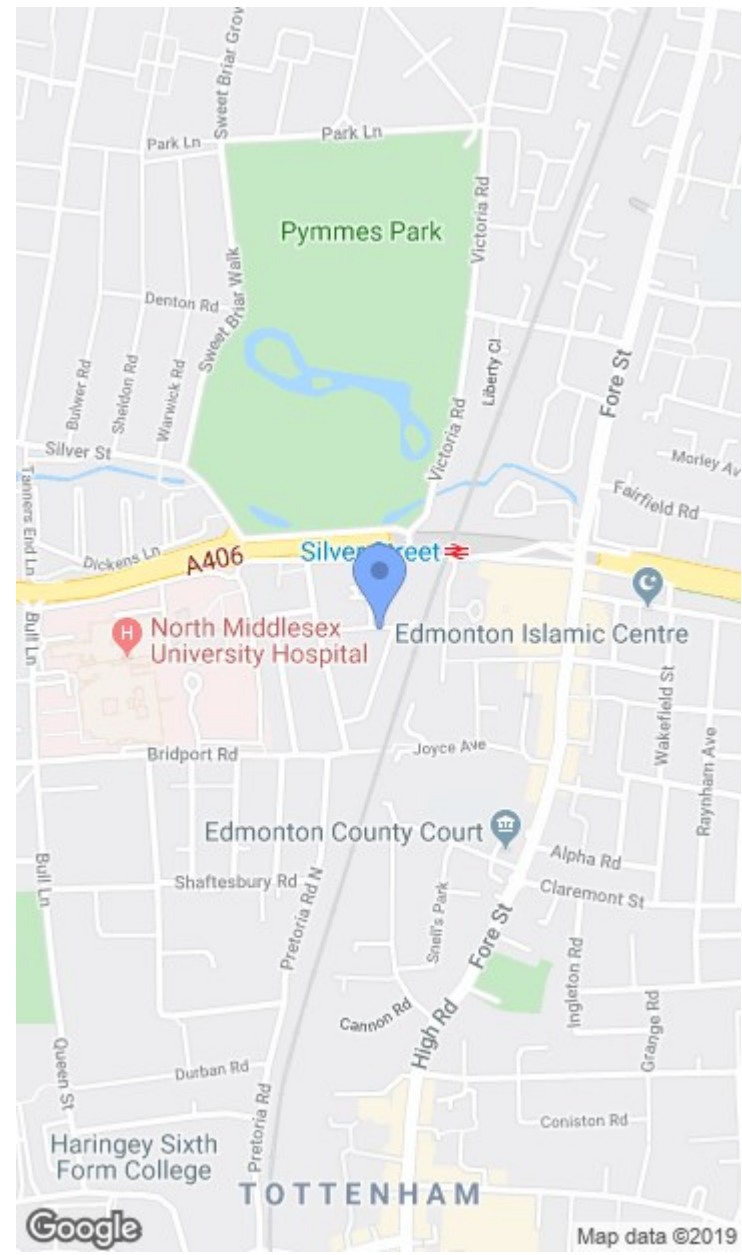
With double glazed frosted window to side, low level wc, pedestal wash hand basin with mixer taps, panel enclosed bath with mixer taps and shower, electric heater, part tiled walls, lino floor.

EXTERIOR: REAR GARDENS

With lawn, shrubs.

FRONT GARDENS

- Three Bedroom Victorian Terraced House
- Two Reception Rooms
- First Floor Bathroom
- Potential To Extend & Develop (stp)
- Chain Free







GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

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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